



**R&B**  
ESTATE AGENTS

13 Grange Street, Bare,  
Morecambe, LA4 6BW

13, Grange Street, Bare, Morecambe

## The property at a glance 3 2 2

- Impressive Mid Terraced Property
- Spacious Throughout
- Three Bedrooms
- Two Reception Rooms
- Fantastic Basement Rooms
- Enclosed Rear Garden
- Property Band: B
- EPC: D
- Tenure: Freehold
- Seafront & Bare Village

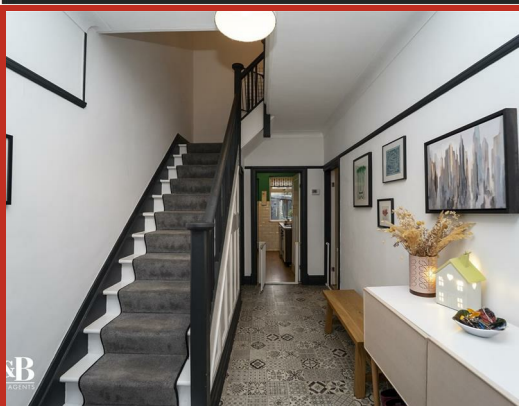
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**£275,000**



# Get to know the property

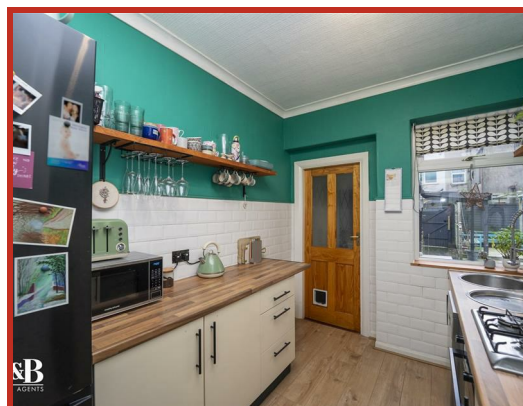


Situated on Grange Street in the delightful village of Bare, this impressive mid-terraced property offers a perfect blend of comfort and charm. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The two spacious reception rooms provide ample room for relaxation and entertaining, making it a wonderful setting for gatherings with friends and family.

One of the standout features of this property is the fantastic basement rooms, which offer versatile space that can be tailored to your needs, whether as a home office, playroom, or additional storage. The charming rear garden is a lovely retreat, perfect for enjoying the fresh air or tending to your plants.

Location is key, and this home is just a stone's throw from the seafront, allowing you to enjoy the beautiful coastal views and leisurely walks along the promenade. Additionally, the vibrant Bare Village is nearby, offering a variety of shops, cafes, and local amenities to enhance your lifestyle.

This terraced house is not just a property; it is a place where memories can be made. With its appealing features and prime location, it presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this charming house your new home.





### Entrance Hall

Wood stained door, central heating radiator, coving, picture rail, stairs leading to first floor and lower ground floor, door leading to kitchen and reception room 2, power and light.

### Reception Room 1

Double glazed stained bay window, picture rail, marble surround, gas fire, laminate sliding door to reception room 2, power and light.

### Reception Room 2

Central heating radiator, UPVC double glazed window, central heating radiator, picture rail, double glazed door to rear, power and light.

### Kitchen

Double glazed window, central heating radiator, coving, range of wall, drawer and base units, 4 ring gas hob, electric sliding oven, plumbing for dishwasher, stainless steel sink with mixer tap, frosted tile floor, power and light, UPVC door to rear.

### Cellar - Cinema Room & Storage

Large fully converted rooms in the basement comprising; of centrally heated spaces (one has a cinema screen wall and all the wiring prebuilt in for a projector and speakers) plus utility area sink, mixer tap, WC, plumbing for washer dryer and spotlighting. Another room is currently used as storage however, could make another living space.

### Bedroom 1

Central heating radiator, coved ceiling, picture rail, laminate flooring, double glazed stained bay window, cast open fireplace.

### Bedroom 2

Central heating radiator, double glazed window, cast iron fireplace, laminate flooring.

### Bedroom 3

Main central heating radiator, double glazed window, picture rail, laminate flooring.

### Bathroom

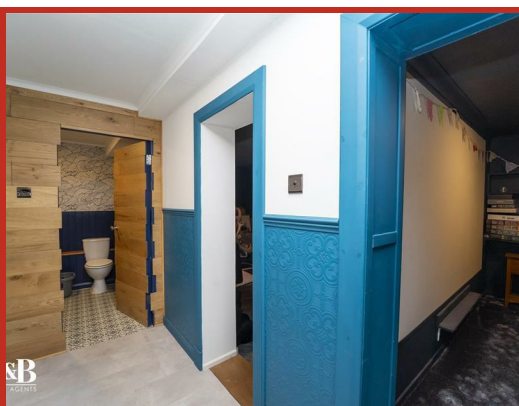
Newly fitted September 2023. Towel rail, tiled elevation, shower, paneled bath, pedestal sink, WC, Vaillant combi boiler.

### Hall

Loft access, stairs to ground floor.

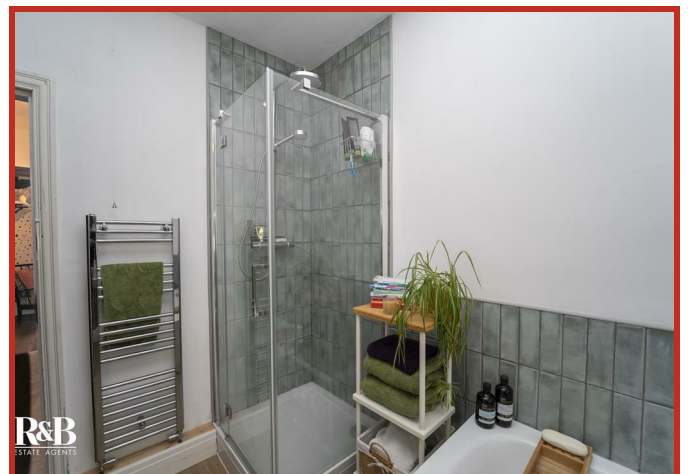
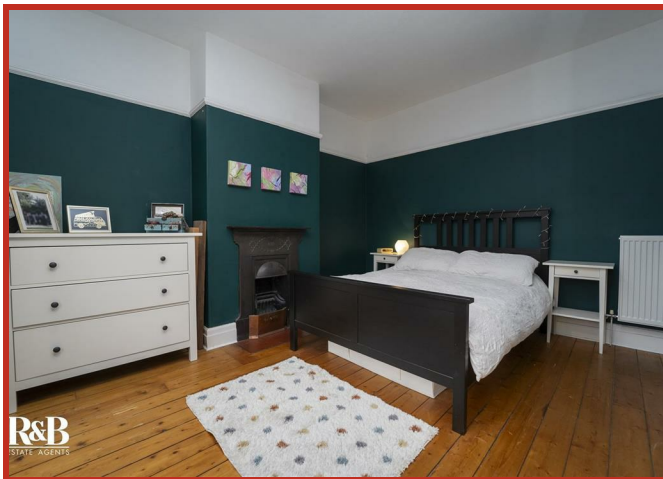
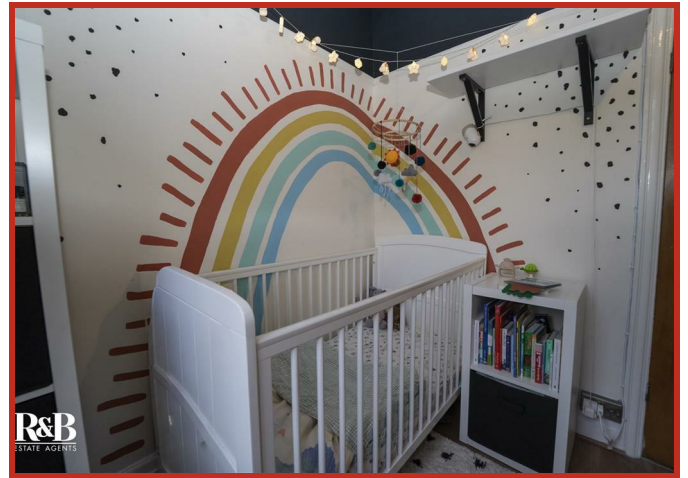
### Rear Garden

Enclosed garden with seating area and bar.





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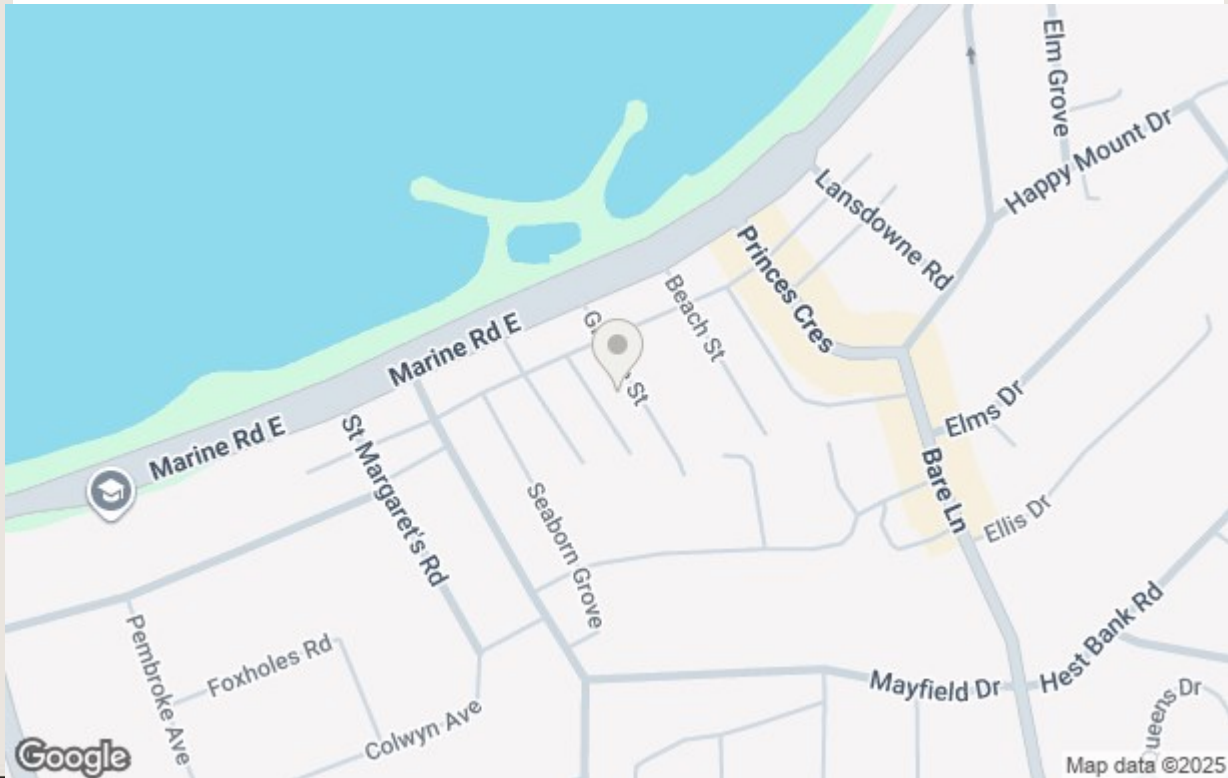
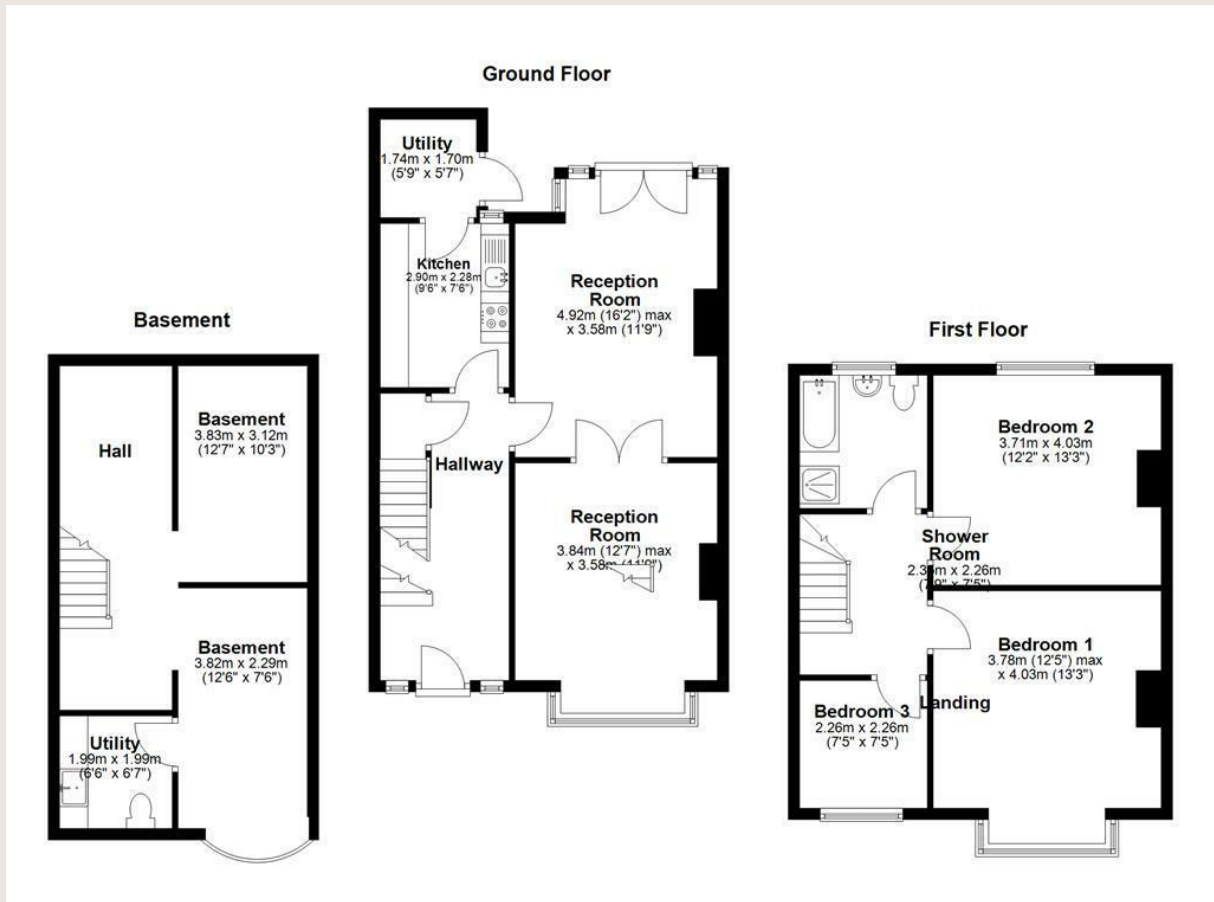
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
74	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	