



62 Beaufort Road, Morecambe,  
Lancashire, LA4 6UA

62 Beaufort Road, Morecambe

## *The property at a glance*

2  1  1 

- Substantial Semi Detached Bungalow
- Offered With No Chain Delay!
- Two Double Bedrooms & Boarded Loft With Pull Down Stairs
- Lounge & Kitchen
- Three Piece Shower Room
- uPVC Double Glazing
- Gas Central Heating
- Driveway & Detached Garage
- Rear Garden - Patio & Lawn!
- EPC: D Band: C



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# £170,000

# Get to know the property



Set on a generous corner plot within the sought after area of Bare, this semi detached true bungalow has superb potential for modernisation and extension and is offered with no chain delay!

This fantastic property currently offers two double bedrooms but would make a great project home or investment – with great potential for extension and conversion of the large loft space to add further bedrooms. At present, the loft extends the full width and length of the property and is fully insulated, with light supply already in place!

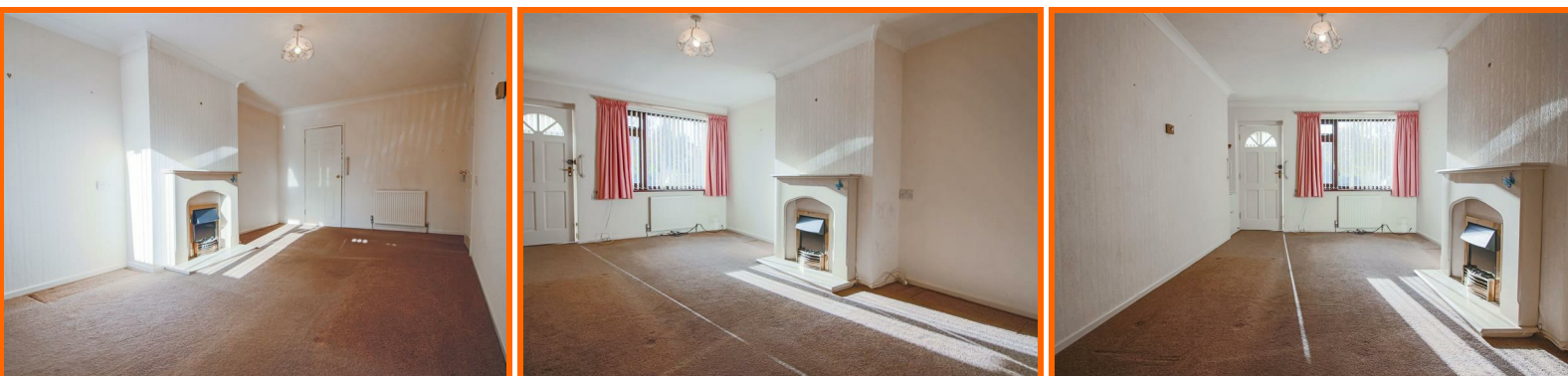
Access to the property is from the front elevation into the bright sun porch which in turn leads through to the lounge. The neutrally decorated lounge is a spacious reception room and features a coal effect, electric fire and surround. The fitted kitchen is positioned to the rear of the property and offers a range of wall, drawer and base units in a light oak effect with granite effect worktops and space for appliances. There is a double glazed window and door leading out to the private and enclosed rear garden. Further rooms include; two double bedrooms and a three piece wet room comprising; pedestal wash basin, WC and double walk-in shower.

To the rear of the property, there is a solid foundation already in place – ideal for extending the kitchen to create an open plan kitchen/diner/family room and the rear bedroom into a larger master room with ensuite! (All extensions/adaptations subject to the relevant permissions)

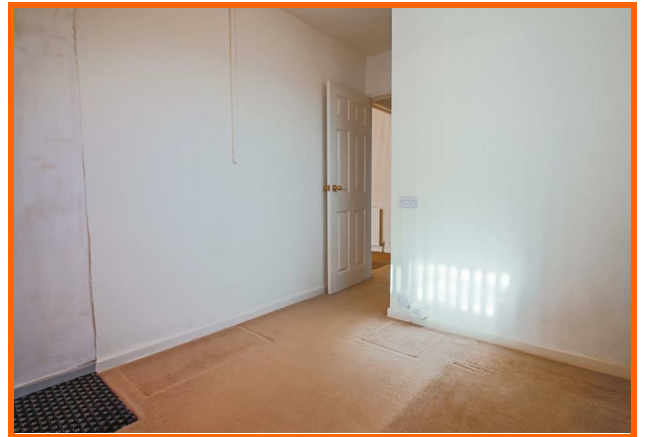
Externally, to the front there is a detached garage, driveway and paved patio with mature bushes and shrubs. There is also the potential to create additional off road parking space at the front, dependent on a purchaser's requirements. The delightful rear garden currently offers a lawned area, mature bushes and shrubs, and patio areas which are for outdoor seating and dining – fully enclosed by wooden fence panels. Situated in a popular residential location close to Bare Village amenities, including shops, schools, post office, bus routes and train station providing access to Morecambe Town Centre, Heysham and Lancaster City Centre. The M6 link road 'The Bay Gateway' affords swift access to the motorway network and The Lake District beyond. The sea front is also just a short distance away offering delightful walks along the Promenade.

## GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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# Take a nosey round

## Ground Floor

Approx. 53.7 sq. metres (577.5 sq. feet)



Total area: approx. 53.7 sq. metres (577.5 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	85	England & Wales		EU Directive 2002/91/EC	66