



13 Mayfield Drive, Bare,  
Morecambe, LA4 6ER

13, Mayfield Drive, Bare, Morecambe

## *The property at a glance*

3  1  2 

- Unique Detached Property & Additional Annex
- Situated In The Sought After Location Of Bare
- Three Bedrooms (Two Double)
- Two Reception Rooms & Sun Room
- Fitted Kitchen/ Diner
- Ground Floor WC
- Character Features Throughout
- Gas Central Heating & Double Glazing
- Driveway, Carport & Beautiful Rear Garden
- Offered With No Chain Delay!



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# £350,000



# Get to know the property



An exciting opportunity to purchase this unique detached property with an additional annex situated in the sought after location of Bare with Princes Crescent Shopping Parade, Bare Lane Train Station, Great Wood School and The Seafront all close by. Offered with no chain delay!

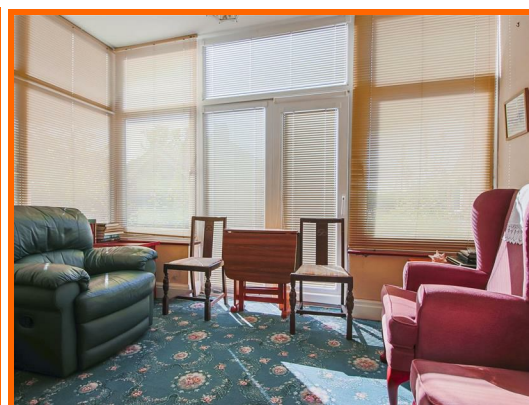
The property offers well proportioned accommodation with character features throughout, ideally suited to family life with a charming rear garden and annex accommodation which would lend itself well as a home office.

Access to the property is from the front elevation via a uPVC double glazed door into the sunporch with frosted glass windows and door leading into the grand hallway featuring a wooden spindled staircase leading to the first floor and a ground floor WC.

The grand dining room is positioned to the front of the property with bay fronted window, coved ceiling and decorative ceiling rose. The lounge is positioned to the rear of the property boasting a wall mounted electric fireplace with decorative surround and archway leading through to the sun room allowing a steady flow of light into the property.

There is a great sized kitchen offering a range of wall and base units with integrated appliances including; 4 ring induction hob and extractor, stainless steel sink and space for fridge freezer and washing machine with granite effect laminate worktops and laminate flooring to complement. The utility area is just off the kitchen and leads out to the rear garden.

Rooms to the first floor include; the landing and three double bedrooms with fitted wardrobes to two of the rooms which all benefit from gas central heating and double glazing. The shower includes; a walk in fitted shower and pedestal wash basin, the separate WC is positioned across the landing.





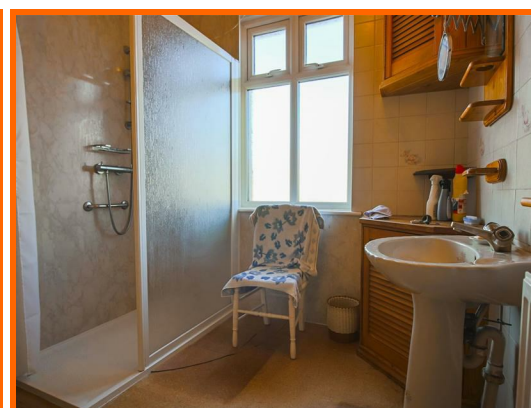
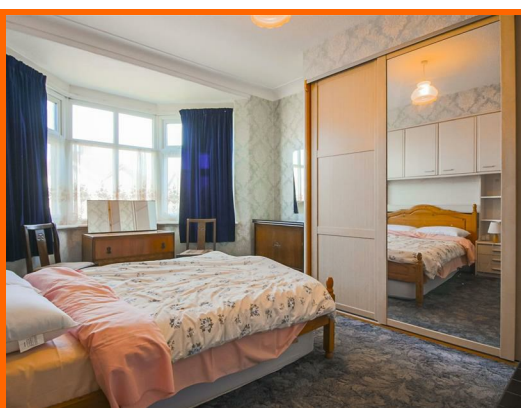
Externally, there is a tarmac driveway leading to the carport providing off road parking for 3/4 vehicles. The front garden has a lawn with a variety of shrub and plant orders.

The rear garden is a fantastic size with paved patio, lawn with fenced perimeter and access to the fantastic two level annex.

The annex has a garage space to the front and a kitchen/ utility area to the rear with stairs leading to the first floor which has potential to be utilised as a home office, gym or bedroom.

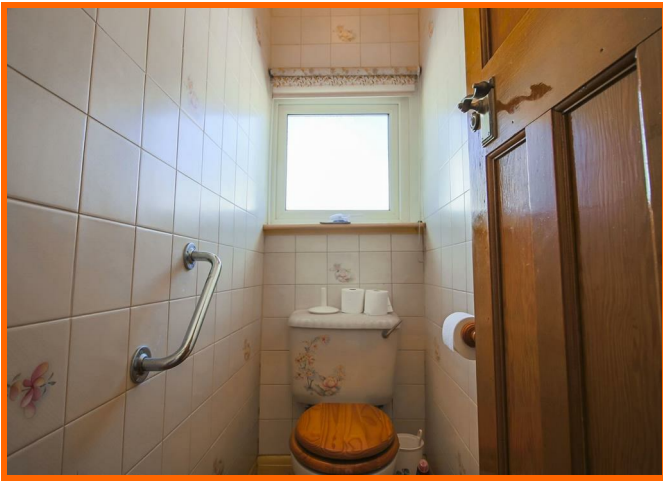
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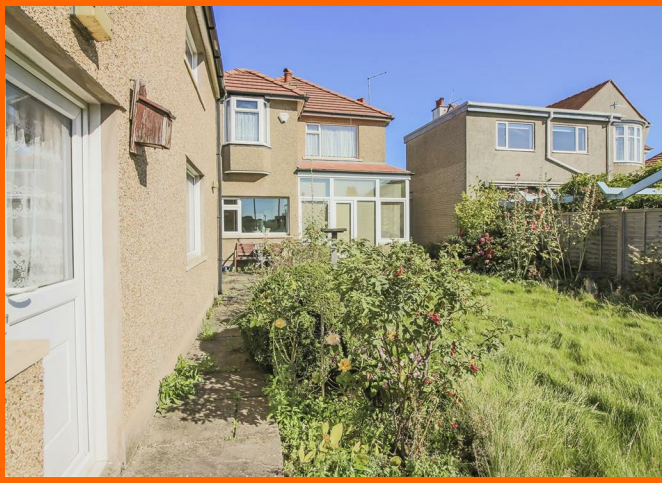


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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>				(92 plus) <b>A</b>		
(81-91) <b>B</b>				(81-91) <b>B</b>		
(69-80) <b>C</b>				(69-80) <b>C</b>		
(55-68) <b>D</b>				(55-68) <b>D</b>		
(39-54) <b>E</b>				(39-54) <b>E</b>		
(21-38) <b>F</b>				(21-38) <b>F</b>		
(1-20) <b>G</b>				(1-20) <b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	61	73	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	