



63 South Road, Bare,  
Morecambe, LA4 6JP

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## *The property at a glance*

3  1  2 

- Generously Proportioned Semi Detached Family Home
- Excellent Location In Bare For Schools, Train Station & Princes Crescent Shopping Parade
- Three Bedrooms (Two Double)
- Impressive Lounge With Log Burner
- Dining Room Leading To Conservatory
- Modern Kitchen Diner With Appliances
- Band: C EPC: D
- uPVC Double Glazing & Gas Central Heating
- Driveway, Garage & Summerhouse
- Charming Rear Garden



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# £274,950

# Get to know the property



Impressive three bedroom semi detached property situated in a highly desirable area of Bare within walking distance to the seafront, excellent primary schools and Princes Crescent Shopping Parade. Boasting beautiful rear garden, summerhouse, driveway and garage!

This fantastic property has been tastefully modernised, now intertwining classic features with contemporary décor to create an all round, superb family home.

Access to the property is from the front elevation via the leaded effect double glazed door leading through to the welcoming hallway with spindled staircase leading to the first floor featuring a decorative stained glass window.

To the ground floor, the property boasts two reception rooms; a stunning bay fronted lounge with feature log burner in a cast iron surround, and a spacious dining room with uPVC French doors leading through to the conservatory which overlooks the private and enclosed rear garden with wood effect laminate flooring. Both reception rooms boast character features including picture rails and ceiling coving.

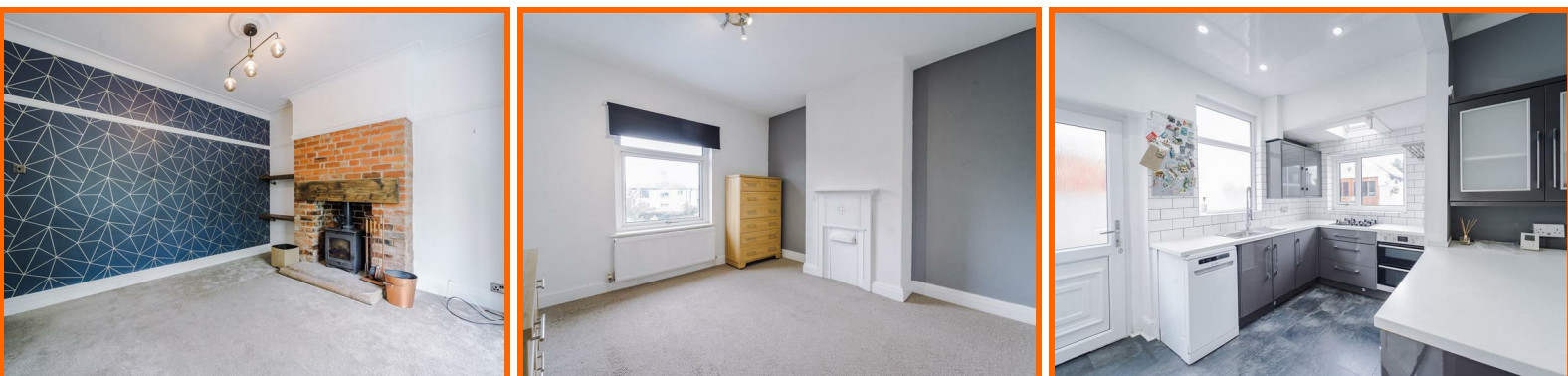
The sleek, modern kitchen offers a range of wall and base units in white and grey gloss with integrated double oven, gas hob, space for fridge freezer and plumbing for dishwasher and washing machine with tile effect flooring, dining space and spotlighting to complement.

Rooms to the first floor include two generous double bedrooms, a good size single bedroom and a contemporary three piece shower room comprising; vanity top wash basin, walk-in rainfall shower and a dual flush WC in white with wood effect laminate flooring and part tiling to complement.

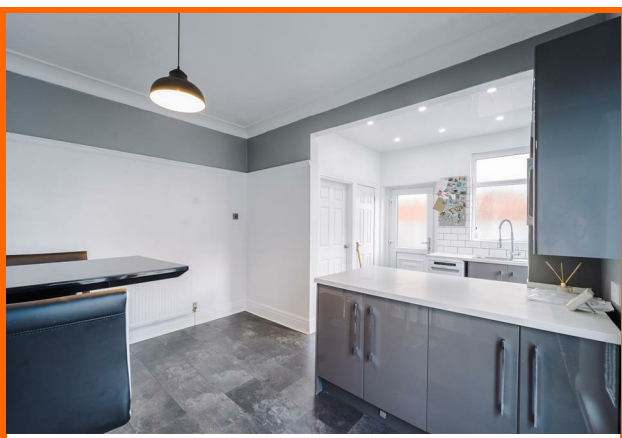
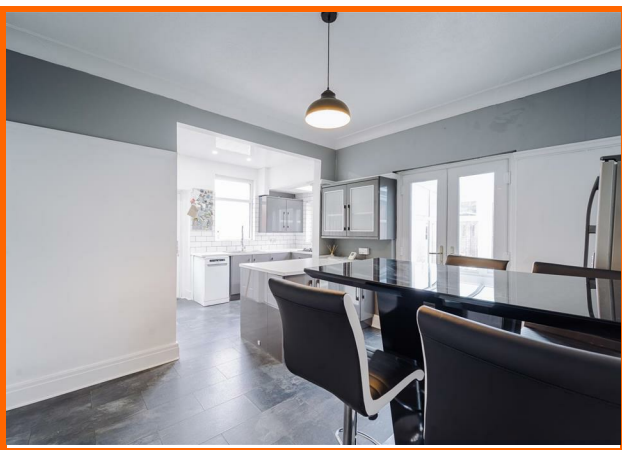
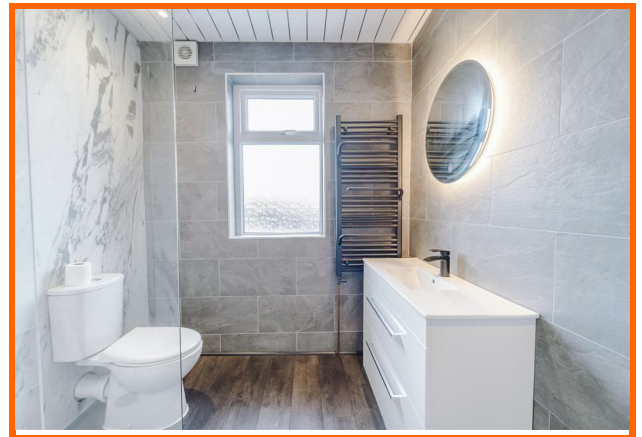
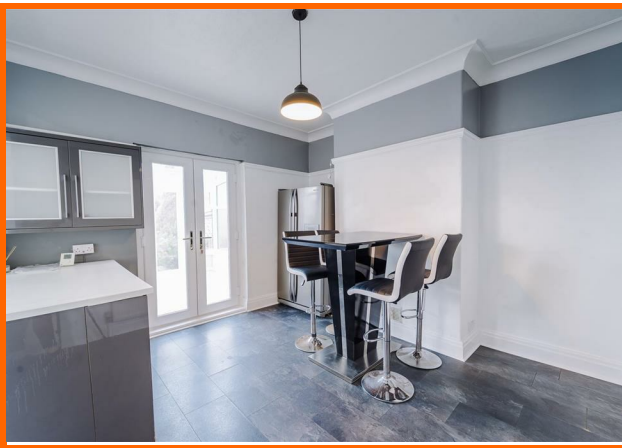
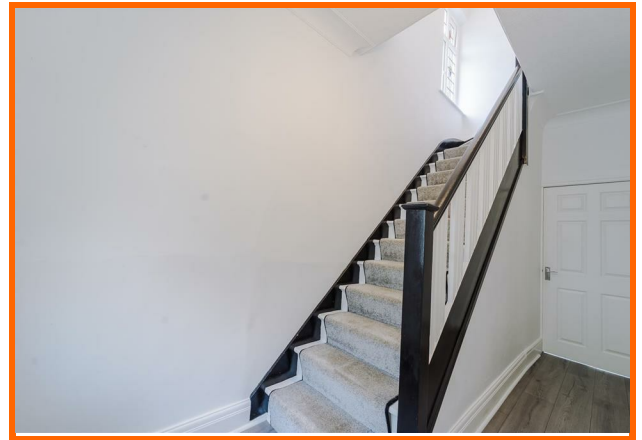
Externally there is a driveway providing parking for 2/3 vehicles leading to the detached garage and a charming rear garden with laid lawn, shrub borders, paved patio and summerhouse.

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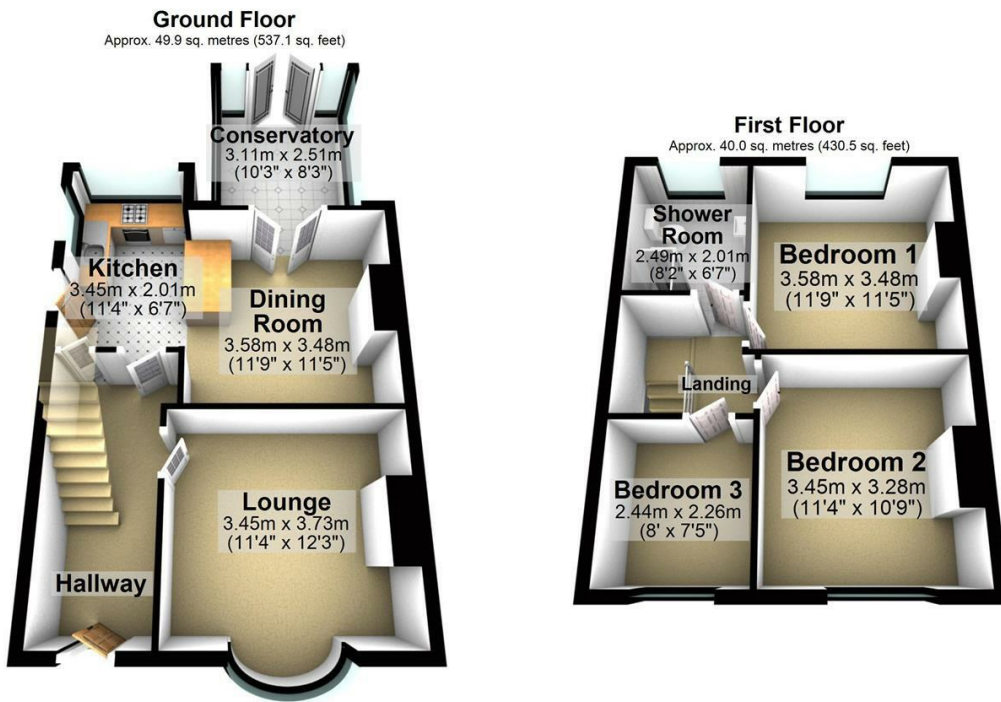
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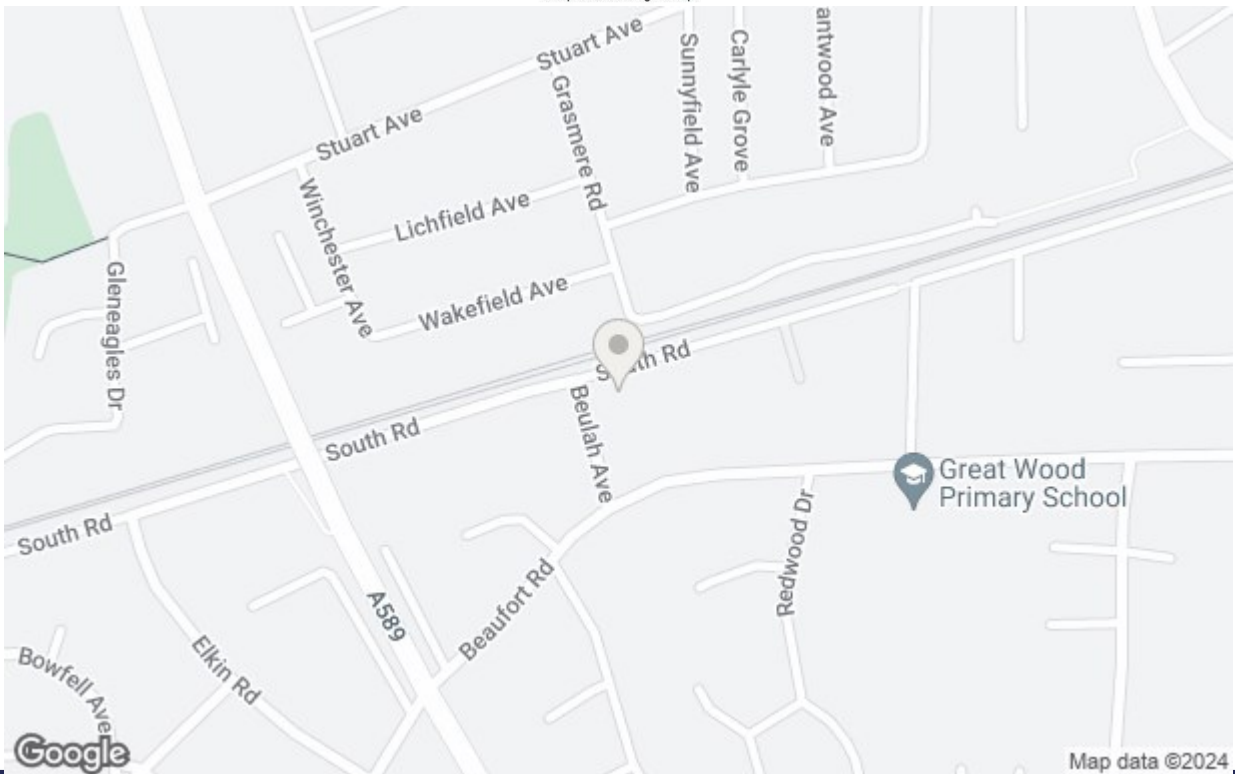
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# Take a nosey round



Total area: approx. 89.9 sq. metres (967.7 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	84	England & Wales		EU Directive 2002/91/EC	65