



27 Walton Avenue, Bare,  
Morecambe, LA4 6SQ

27 Walton Avenue, Bare, Morecambe

## *The property at a glance*

3  1  2 

- Semi Detached Property
- Two Reception Rooms
- Fitted Kitchen
- Three Bedrooms (Two Double)
- Modern Three Piece Bathroom
- Driveway Providing Off Street Parking
- Substantial Rear Garden
- Sought After Residential Location
- Band: C, Freehold
- EPC:



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01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £250,000

# Get to know the property



GF Properties are proud to present this attractive semi detached property boasting; two reception rooms, three bedrooms and a large rear garden with off road parking to the front.

## Ground Floor

### Entrance Hallway

**12' x 4'10**

UPVC double glazed entrance door, central heating radiator, picture rail, wood effect flooring, stairs to the first floor and doors to two reception rooms.

### Reception Room One

**13'7 x 10'11**

UPVC double glazed bow window, central heating radiator, feature fireplace with decorative mantel and picture rail.

### Reception Room Two

**13'7 x 10'4**

UPVC double glazed window, central heating radiator and open archway to the kitchen.

## Kitchen

**13'6 x 11'5**

UPVC double glazed windows, range of wood effect wall and base units with laminate surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, electric oven with four ring gas hob, plumbing for washing machine, space for fridge and freezer, boiler, wood effect flooring and UPVC double glazed door to the rear.

## First Floor

### Landing

**11' x 7'1**

Doors to three bedrooms and bathroom.

### Bedroom One

**13'8 x 10'10**

UPVC double glazed window, central heating radiator and picture rail.

### Bedroom Two

**16'4 x 8'11**

Two UPVC double glazed windows and central heating radiator.

### Bedroom Three

**11' x 6'3**

UPVC double glazed window, central heating radiator and wood effect flooring.

## Bathroom

**9'7 x 4'3**

UPVC double glazed frosted window, central heating towel rail, panelled bath with direct feed shower overhead, pedestal wash basin, WC, tiled elevations and extractor fan.

## External

### Front

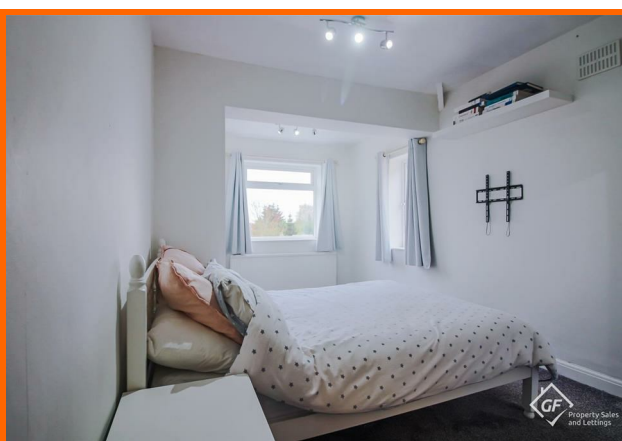
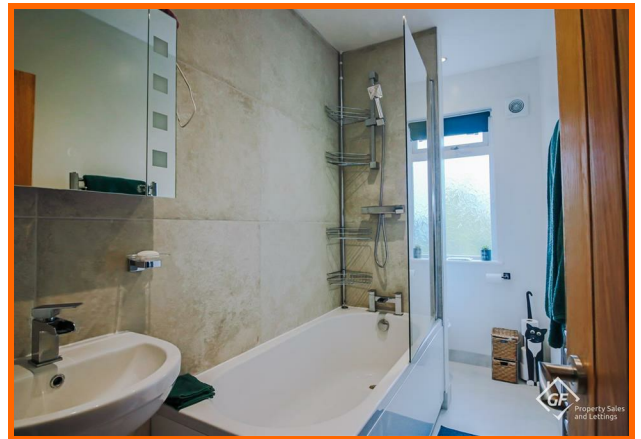
Driveway providing off road parking.

### Rear

Paved and laid to lawn garden with access to an outbuilding.



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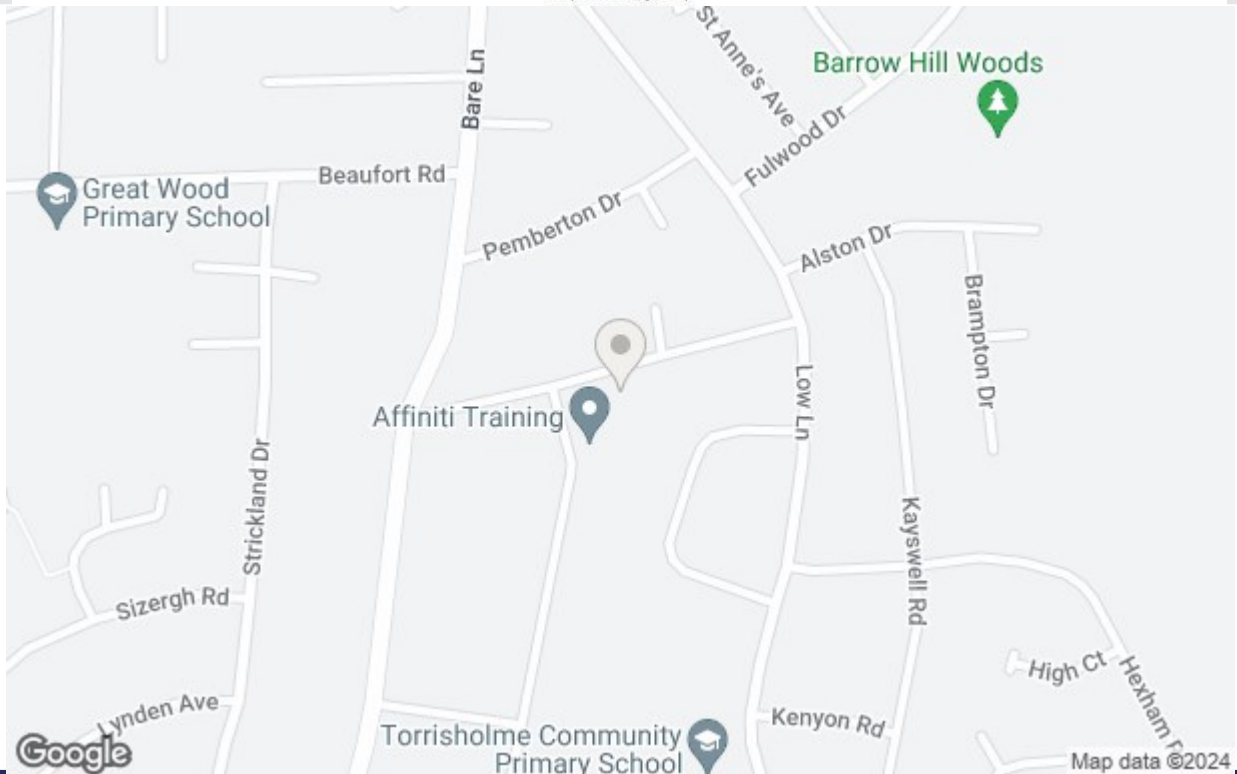
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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. 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) <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		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	