



14 The Mews, Bare,  
Morecambe, LA4 6TR

14, The Mews, Bare, Morecambe

## *The property at a glance*

3  1  1 

- Terrace Property
- Three Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom
- Front & Rear Gardens
- Garage Through Underpass (end one on left hand side)
- Freehold
- Council Tax Band C
- EPC Rating: C



Get in touch today

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

# £235,000

# Get to know the property



Welcome to The Mews in Morecambe! This charming end link terrace house offers a fantastic opportunity for those seeking a cozy yet spacious home. With three bedrooms and one bathroom, this property is perfect for families or those looking for extra space.

Step inside to discover the delightful open plan living and dining area, ideal for entertaining guests or simply relaxing with your loved ones. The layout creates a warm and inviting atmosphere, perfect for creating lasting memories.

The low maintenance gardens are a real bonus, providing a lovely outdoor space without the hassle of extensive upkeep. Imagine enjoying a cup of tea in the fresh air or hosting a summer barbecue in this tranquil setting. This property also boasts the addition of a detached garage, ideal for storage or additional parking.

The property's convenient location near primary schools makes it an excellent choice for families with young children. No more long commutes or stressful school runs - everything you need is right at your doorstep.

The great sized bedrooms offer plenty of space for personalization and comfort. Whether you're looking to create a peaceful retreat or a vibrant space, the possibilities are endless.

Don't miss out on the opportunity to make this house your home. The Mews in Morecambe is waiting to welcome you with open arms. Book a viewing today and start envisioning the wonderful life you could build in this lovely property.





## Ground Floor

### Entrance Hallway

1.55m x 1.19m (5'1 x 3'11)

Hardwood double glazed entrance door, central heating radiator, stairs to the first floor and door to the reception room.

### Reception Room

7.39m x 3.86m (24'3 x 12'8)

UPVC double glazed bay window, two central heating radiators, gas fire, television point, understairs storage, coving, door to the kitchen and sliding doors to the conservatory.

### Kitchen

2.74m x 2.36m (9' x 7'9)

Hardwood single glazed window, range of panelled wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap, space for freestanding cooker, plumbing for washing machine, space for fridge freezer, Vaillant boiler and vinyl flooring.

### Conservatory

3.78m x 3.20m (12'5 x 10'6)

Hardwood double glazed window, central heating radiator, pitched polycarbonate roof and doors to the garden.

## First Floor

### Landing

Loft access and doors to three bedrooms and bathroom.

### Bedroom One

3.99m x 3.89m (13'1 x 12'9)

UPVC double glazed window, central heating radiator and over stairs storage.

### Bedroom Two

3.30m x 2.77m (10'10 x 9'1)

UPVC double glazed window and central heating radiator.

### Bedroom Three

3.33m x 3.00m (10'11 x 9'10)

UPVC double glazed window and central heating radiator.

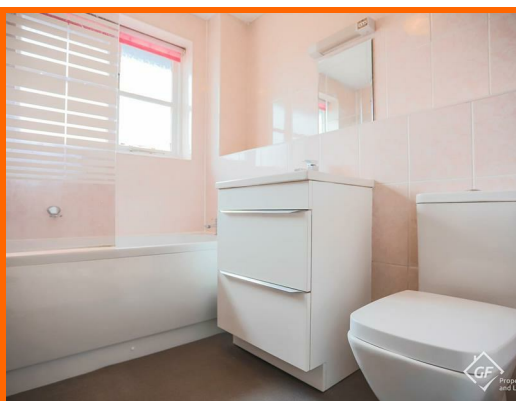
### Bathroom

2.36m x 1.96m (7'9 x 6'5)

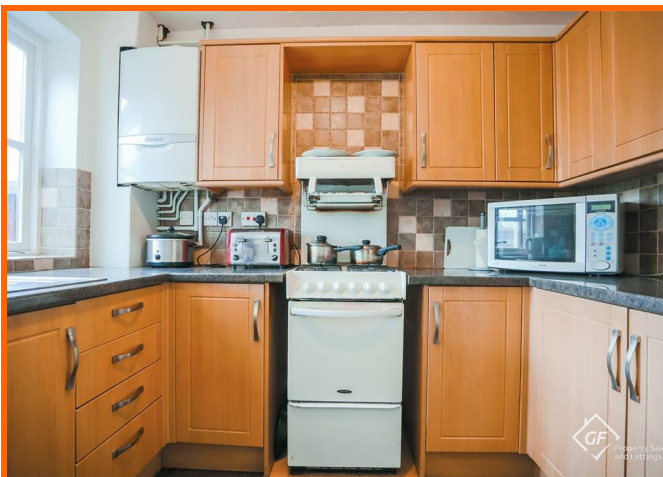
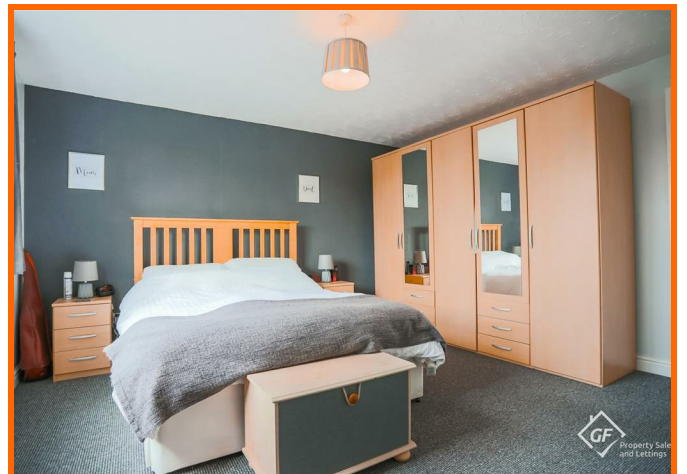
Hardwood single glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, tiled elevations and vinyl flooring.

## External

Garage is positioned under the underpass - last one on left hand side.



# 14 The Mews, Bare, Morecambe, LA4 6TR



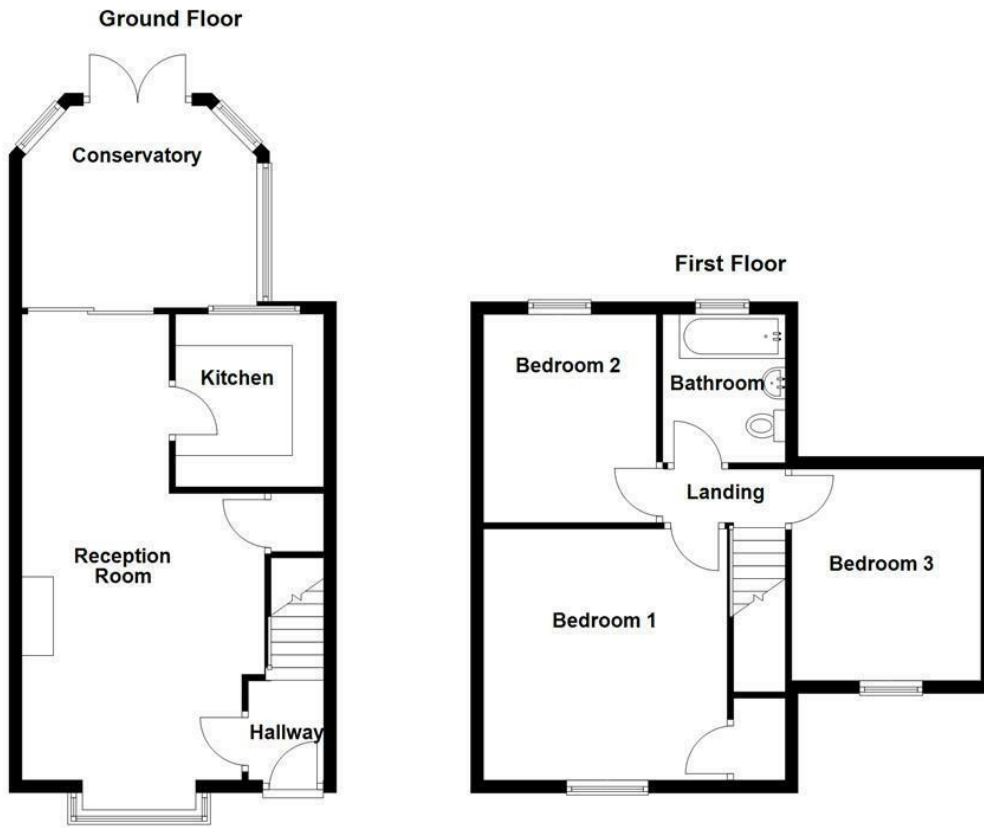
# 14 The Mews, Bare, Morecambe, LA4 6TR



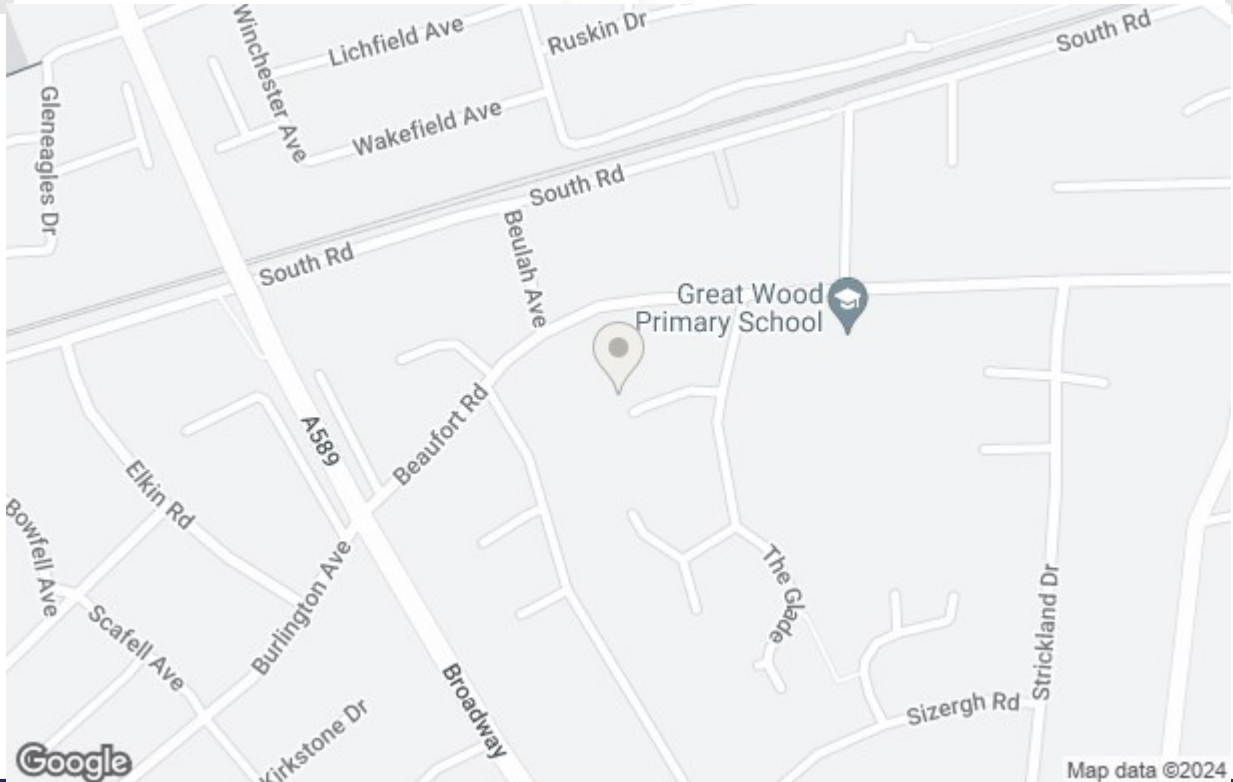
Get in touch today

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

# 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.



Get in touch today

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

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			
		69	83
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	