



27 Seaborn Road, Bare,  
LA4 6BA

27, Seaborn Road, Bare

## *The property at a glance*

3  1  2 

- Three Bedroom Property
- No Chain Delay
- In Need Of Modernisation
- Close to the Promenade
- Desirable Village of Bare
- Two Spacious Reception Rooms
- Good Outside Space
- EPC Rating: TBC
- Council Tax Band B
- Freehold



Get in touch today

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

# £170,000

# Get to know the property



Unique three bedroom, mid mews family home situated in a highly desirable area of Bare, just minutes from the stunning seafront, schools and Bare Village amenities.

This fantastic property is ready for general upgrades to create an all round, superb family home, ideal investment close to the promenade on Morecambe Bay.

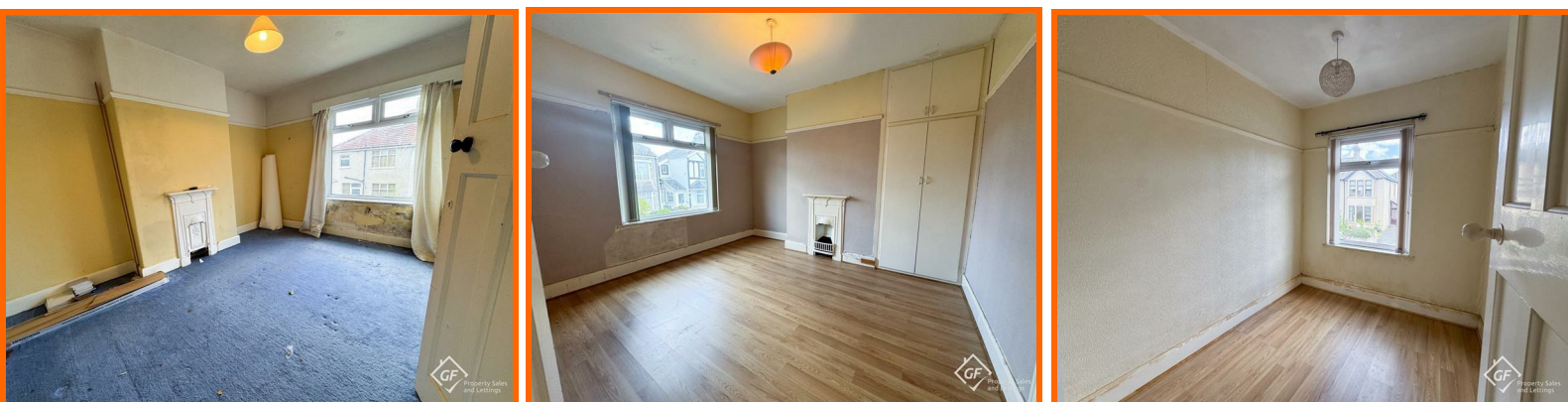
Access to the property is from the front elevation into the welcoming and generously proportioned hallway from here there is access into the spacious bay fronted lounge. The dining room is a wonderful space and the separate kitchen comprising; a range of wall and base units in white with laminate worktops and integrated oven, hob, extractor.

Rooms to the first floor include; two double bedrooms, a single bedroom plus a four piece bathroom comprising; bath, shower, WC and pedestal sink.

Externally, there is a paved area to the front with pathway leading to the front door. To the rear there is a large decked area suitable for seating and BBQ area with enclosed stone walls.

This property is offered with no chain delay and is a must view.

01524 401 402 to arrange viewings to ask any further questions.





## Ground Floor

### Entrance Vestibule

1.93m x 1.12m (6'4 x 3'8)

### Hallway

3.76m x 2.95m (12'4 x 9'8)

### Reception Room One

3.56m x 3.40m (11'8 x 11'2)

### Reception Room Two

3.89m x 3.38m (12'9 x 11'1)

### Kitchen

2.95m x 2.49m (9'8 x 8'2)

## First Floor

### Landing

2.51m x 2.31m (8'3 x 7'7)

### Bedroom One

3.71m x 3.58m (12'2 x 11'9)

### Bedroom Two

3.89m x 3.58m (12'9 x 11'9)

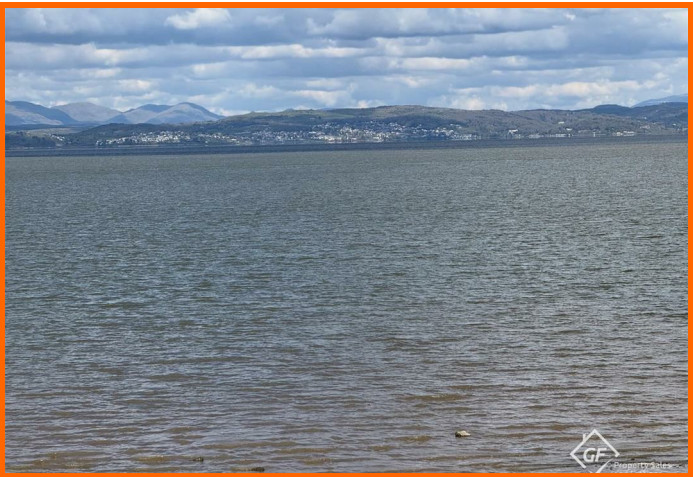
### Bedroom Three

2.59m x 2.18m (8'6 x 7'2)

### Bathroom

2.54m x 2.44m (8'4 x 8')

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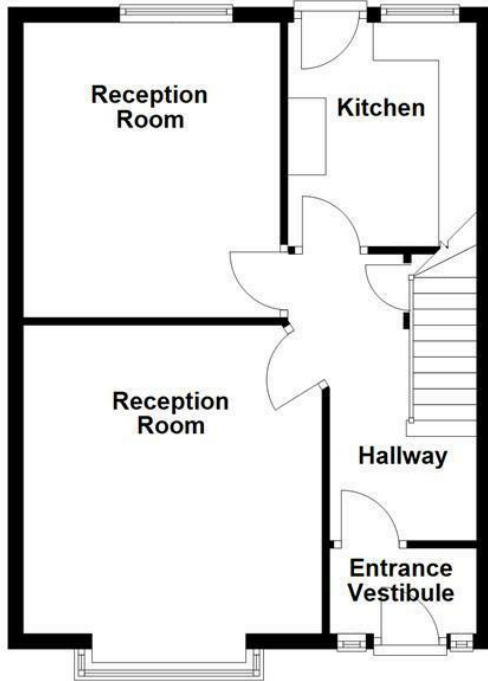
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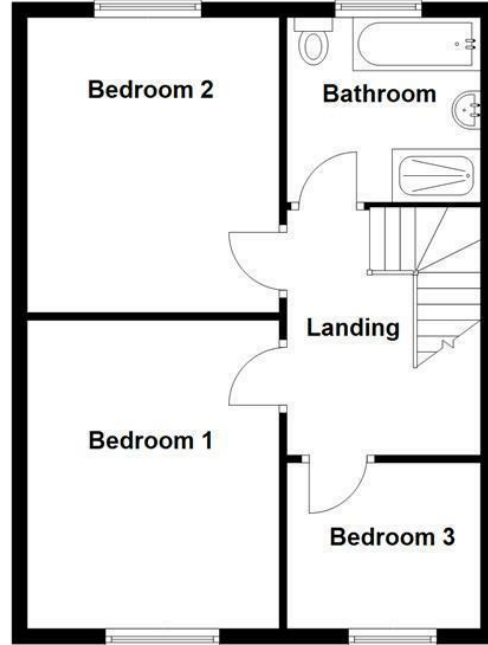
[gfproperty.co.uk](http://gfproperty.co.uk)

# Take a nosey round

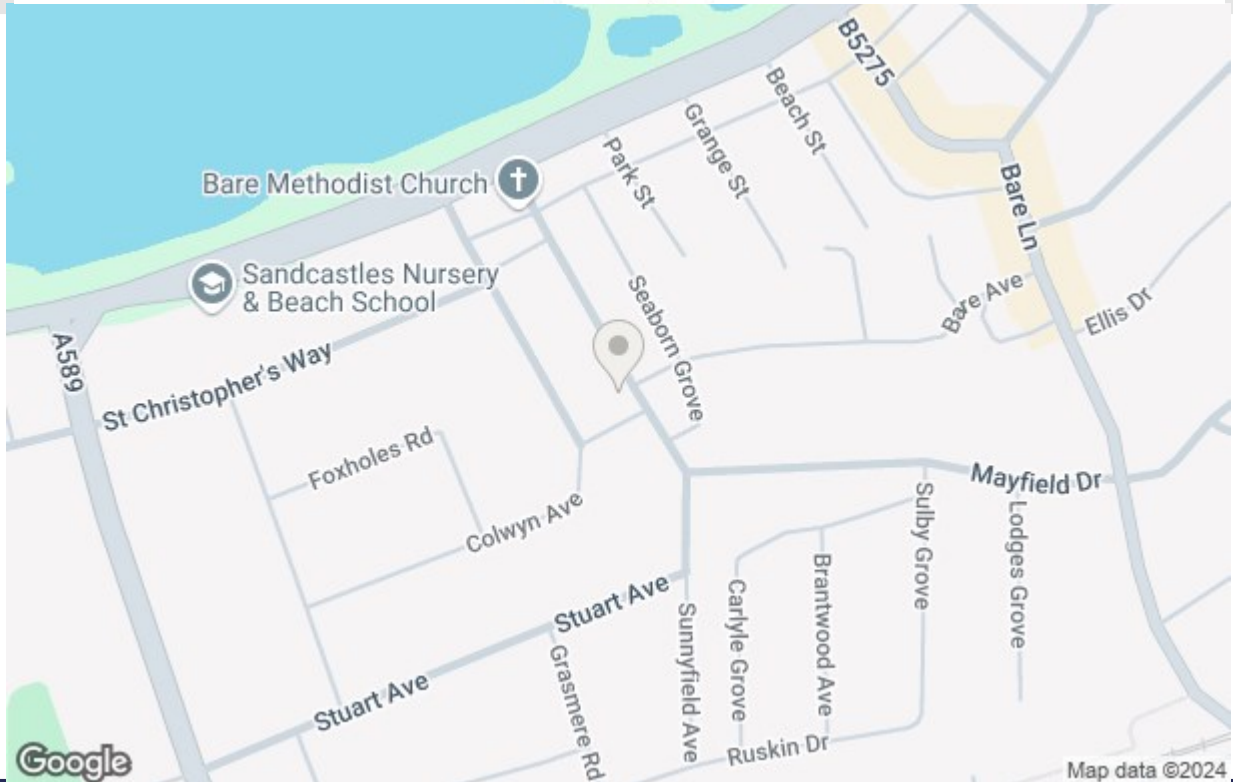
Ground Floor



First Floor



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		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>	
(65-80) <b>C</b>		(65-80) <b>C</b>	
(55-64) <b>D</b>		(55-64) <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>60</b>	<b>84</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC