



35 Foxholes Road, Bare,  
Morecambe, LA4 6EL

35, Foxholes Road, Bare, Morecambe

## *The property at a glance*

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Extended Kitchen
- Two Reception Rooms
- Three Piece Bathroom
- Extensive Rear Garden With Garage
- Off Road Parking
- Freehold
- Council Tax Band C
- EPC Rating: D

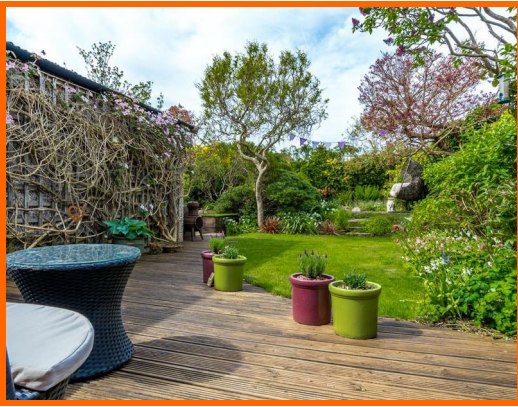


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info@gfproperty.co.uk  
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# £275,000

# Get to know the property



## Ground Floor

### Entrance Porch

2.77m x 0.97m (9'1 x 3'2)

Hardwood double glazed front entrance door, hardwood double glazed windows, tiled flooring and UPVC double glazed frosted door to the hallway.

### Hallway

4.72m x 2.46m (15'6 x 8'1)

Hardwood double glazed window, central heating radiator, smoke alarm, stairs to the first floor and doors to two reception rooms and kitchen.

### Reception Room One

3.76m x 3.56m (12'4 x 11'8)

UPVC double glazed bay window, central heating radiator, gas fire with granite surround and coving.

### Reception Room Two

7.29m x 3.25m (23'11 x 10'8)

Central heating radiator, gas fire with granite surround and wooden mantel, two feature wall lights, coving and UPVC double glazed French doors to the rear.

### Kitchen

6.65m x 2.46m (21'10 x 8'1)

Two hardwood double glazed windows, central heating radiator, range of panelled wall and base units with wood surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, Belling range cooker with eight ring gas hob, extractor hood, plumbing for washing machine and dishwasher, space for dryer and fridge freezer, coving, wood effect flooring and UPVC double glazed frosted door to the rear.

## First Floor

### Landing

2.16m x 1.93m (7'1 x 6'4)

UPVC double glazed window, loft access, smoke alarm and doors to three bedrooms and bathroom.

### Bedroom One

3.84m x 3.56m (12'7 x 11'8)

UPVC double glazed bay window, central heating radiator and coving.

### Bedroom Two

3.76m x 3.48m (12'4 x 11'5)

Hardwood double glazed window, central heating radiator and coving.

### Bedroom Three

2.77m x 2.51m (9'1 x 8'3)

UPVC double glazed window, central heating radiator and coving.

### Bathroom

2.31m x 2.24m (7'7 x 7'4)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath with direct feed shower overhead, PVC panelled ceiling with spotlights, extractor fan and tiled flooring.

## External

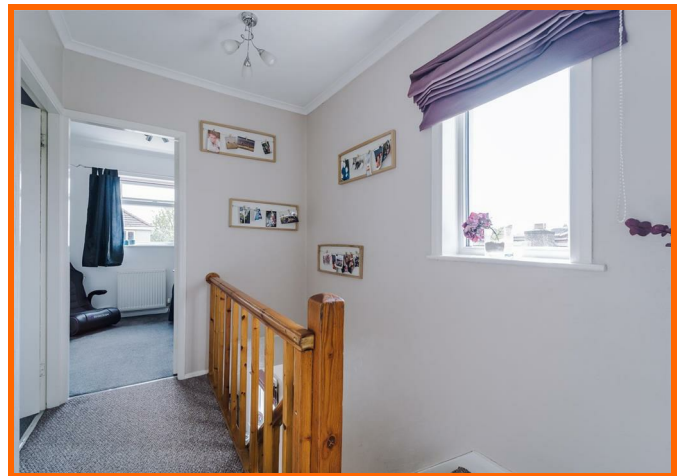
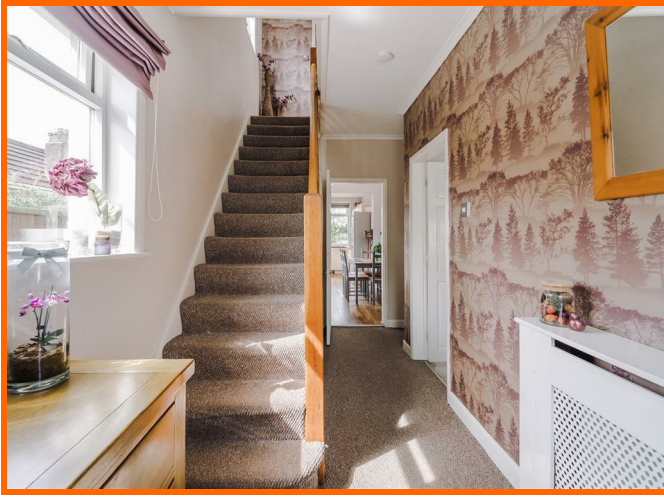
### Front

Stone chipped garden and driveway providing off road parking.

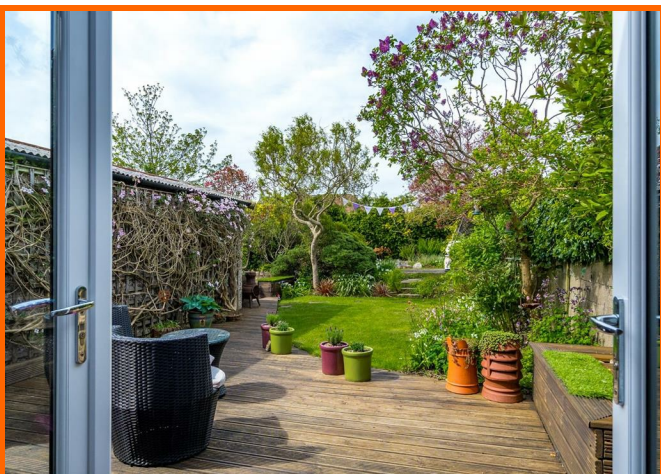
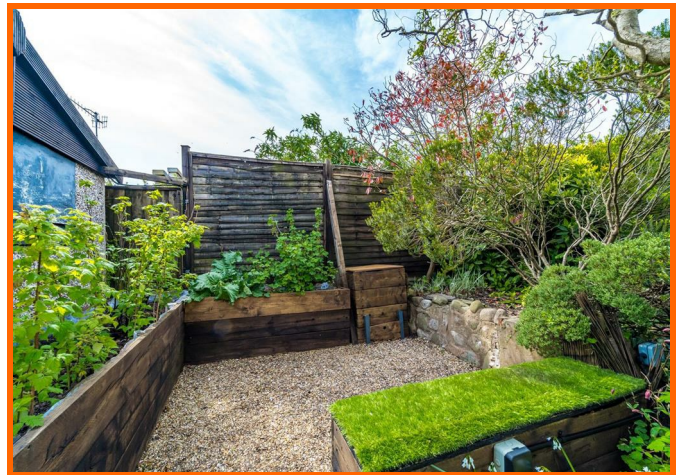
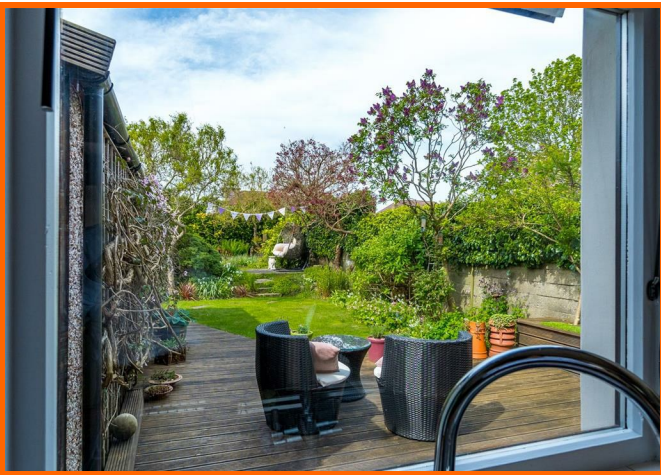
### Rear

Laid to lawn garden with decking, planted beds, raised beds, stone chipped and paved areas and access to the garage.

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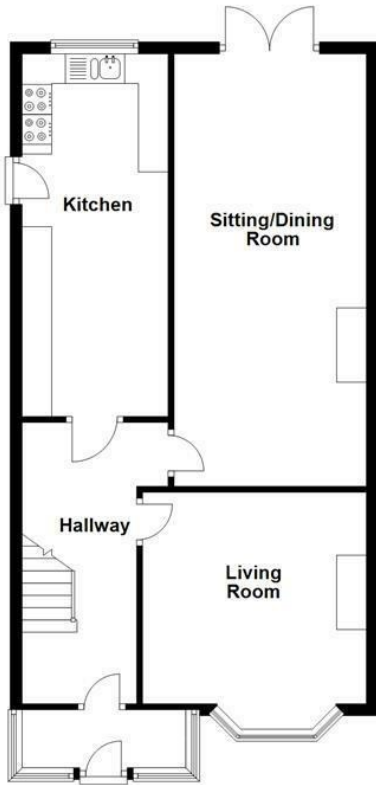
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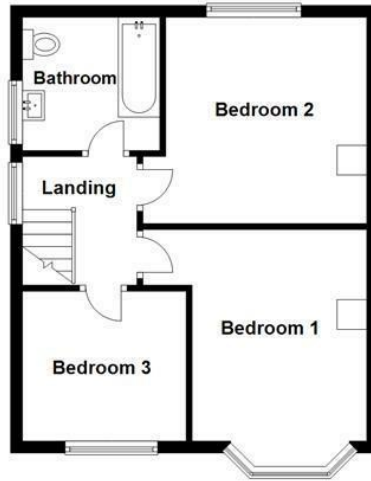
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# Take a nosey round

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	
	80		
	62		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC