



36 Beaufort Road, Bare,
Morecambe, LA4 6TZ

36, Beaufort Road, Bare, Morecambe

The property at a glance

3  2  3 

- Semi Detached Property
- Three Bedrooms
- Three Reception Rooms
- Two Shower rooms
- Fitted Kitchen
- Enclosed Large Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: C
- EPC Rating: D



Get in touch today

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£260,000

Get to know the property

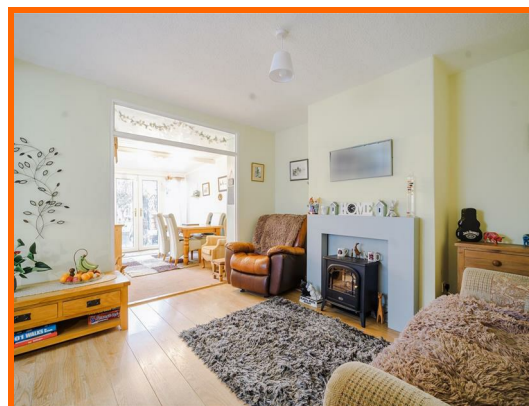


A CHARMING THREE BEDROOM SEMI DETACHED FAMILY HOME

Welcome to Beaufort Road, Morecambe - a charming location for this delightful three-bedroom semi-detached family home. This property boasts not just one, but three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With two bathrooms, including a convenient downstairs shower room, it adds convenience to everyday life. One of the highlights of this property is the enviable garden to the rear, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends. No need to worry about parking, as this home also features off-road parking, ensuring convenience for you and your visitors. Don't miss out on the opportunity to make this house your home in the heart of Morecambe.

The property comprises briefly; entrance into a welcoming hallway that has doors to two reception rooms and staircase to the first floor. The second reception room is open plan with the third reception room and kitchen with fitted dishwasher - which leads to the garden. The kitchen has a door to the utility which has doors to the shower room and garden. The first floor landing houses doors on to three generously sized bedrooms and a three piece shower room. Externally to the rear of the property is an enclosed laid to lawn garden with flagged patio, bedding areas and access to garage. The front of the property has a block paved driveway leading to the garage.

Contact the office to arrange a viewing today!





Ground Floor

Hall

4.78m x 1.70m (15'8 x 5'7)

Composite entrance door, central heating radiator, wood effect flooring, stairs to first floor and doors to two reception rooms and under stairs storage.

Reception Room One

3.76m x 3.61m (12'4 x 11'10)

UPVC double glazed bay window, central heating radiator, TV point, wall mounted electric fire and wood effect flooring.

Reception Room Two

3.76m x 3.53m (12'4 x 11'7)

Central heating radiator, wall mounted electric fire, wood effect flooring and open access to kitchen and reception room three.

Reception Room Three

3.76m x 2.54m (12'4 x 8'4)

Central heating radiator, and UPVC French doors to rear.

Kitchen

3.94m x 2.62m (12'11 x 8'7)

UPVC double glazed window, central heating radiator, wood panelled wall and base units with laminate worktops, high rise oven and microwave, four ring electric hob, extractor, inset composite sink draining board, space for fridge freezer, laminate floor and door to utility.

Utility Room

2.41m x 1.50m (7'11 x 4'11)

UPVC double glazed door to rear, central heating radiator, wood wall and base units with laminate worktops, stainless steel sink with draining board, plumbed for washing machine, part tiled elevations, laminate flooring and door to shower room.

Shower Room

2.41m x 1.04m (7'11 x 3'5)

Central heated towel rail. dual flush WC, pedestal sink, electric feed shower, part tiled elevations and laminate flooring.

First Floor

Landing

UPVC double glazed frosted window, loft access and doors to three bedrooms and shower room.

Bedroom One

3.78m x 3.28m (12'5 x 10'9)

UPVC double glazed window and central heating radiator.

Bedroom Two

3.76m x 3.28m (12'4 x 10'9)

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

Bedroom Three

2.82m x 2.11m (9'3 x 6'11)

UPVC windows, laminate floor, 2 power outlets, radiator, and 2 mounted shelves

Shower Room

2.24m x 2.06m (7'4 x 6'9)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal sink, direct feed shower with rinse head, part tiled and laminate flooring.

External

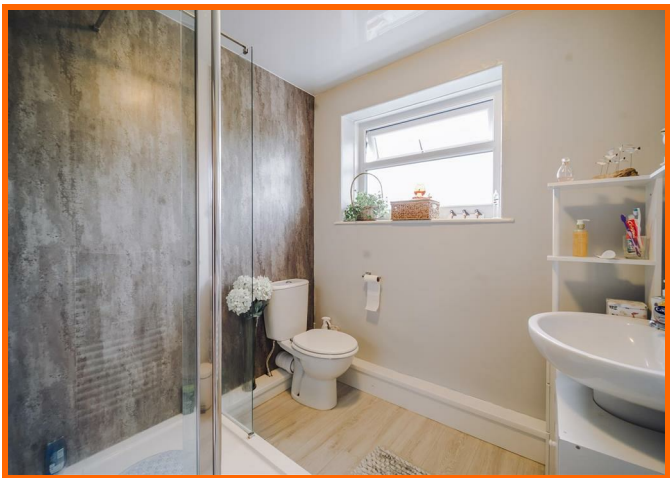
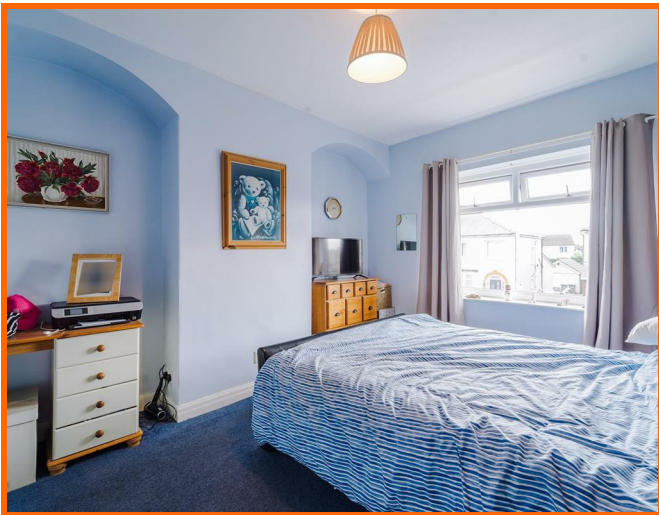
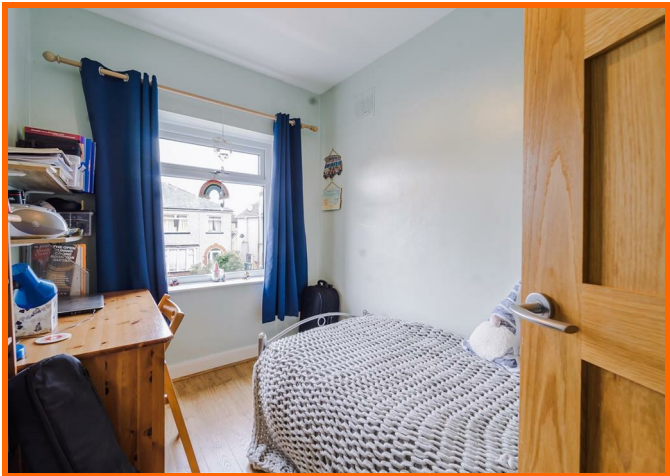
Front

Driveway leading to garage.

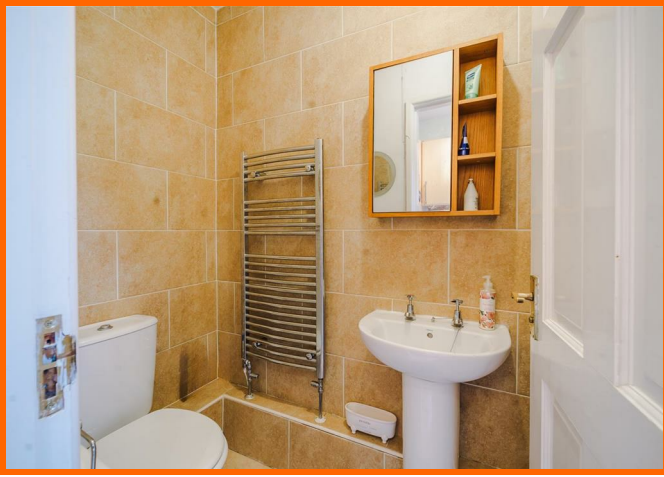
Rear

Enclosed laid to lawn garden, flagged patio, bedding areas and access to single garage with power and electric door.

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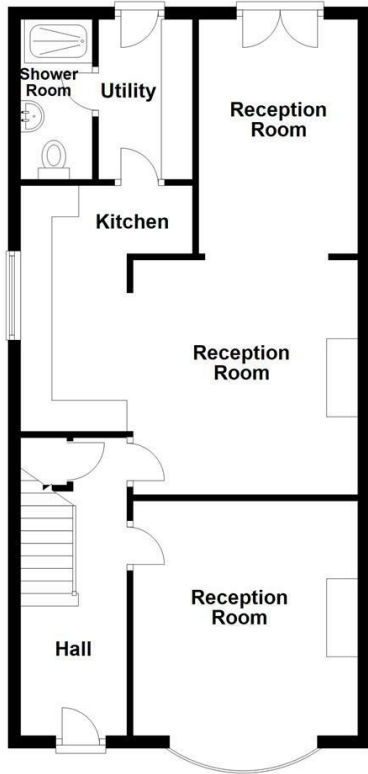
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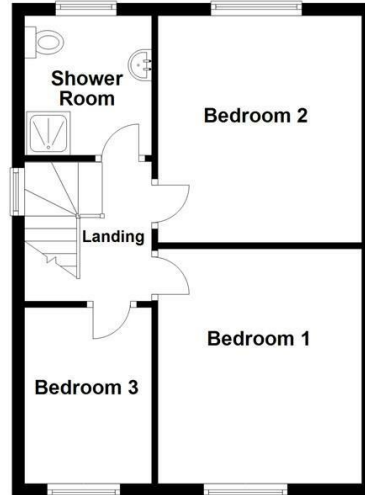
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Take a nosey round

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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(65-80) C			(65-80) C
(55-64) D			(55-64) 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 ₂ emissions
England & Wales	EU Directive 2002/91/EC	80	England & Wales
		66	EU Directive 2002/91/EC