



16 St. Christophers Way, Bare,  
Morecambe, LA4 6EE

16 St. Christophers Way, Bare, Morecambe

## *The property at a glance*

2  1  2 

- Charming Semi Detached Bungalow
- Sought After Location With Village Amenities & Seafront
- Two Double Bedrooms
- Spacious, Bay Fronted Lounge
- Dining Room & Conservatory
- uPVC Double Glazing & Gas Central Heating
- Driveway & Detached Garage



Get in touch today

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

# £950

# Get to know the property



Charming Semi detached bungalow boasting a large driveway, detached garage and low maintenance gardens. Nestled in a sought after location which runs parallel with the seafront and is only minutes from Princes Crescent Shopping Parade. Offered with no chain delay!

Entrance to the property is from the side elevation into the welcoming hallway. The property offers a well proportioned lounge with bay fronted window and feature fireplace set in a granite surround, fully fitted kitchen, large dining room, two double bedrooms, shower room and conservatory.

The kitchen is positioned to the rear of the property and offers a range of wall, drawer and base units in wood effect with tiled splash back to complement and incorporating; integrated oven, extractor hood, hob and fridge with space for freezer and washing machine. There is access through to the conservatory which overlooks the private and enclosed rear garden.

The three piece shower room comprises of pedestal wash basin, direct feed shower, dual flush WC, extractor fan, spot lighting and tile effect laminate flooring. Gas central heating, double glazing and a boarded loft are further benefits.

Externally, there are low maintenance, paved gardens to both the front and rear with a generous driveway providing parking for 3/4 cars and a detached garage with up and over door and side entrance.

Positioned within easy access to the stunning seafront, Bare Lane Train Station and bus services.

## GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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# Take a nosey round

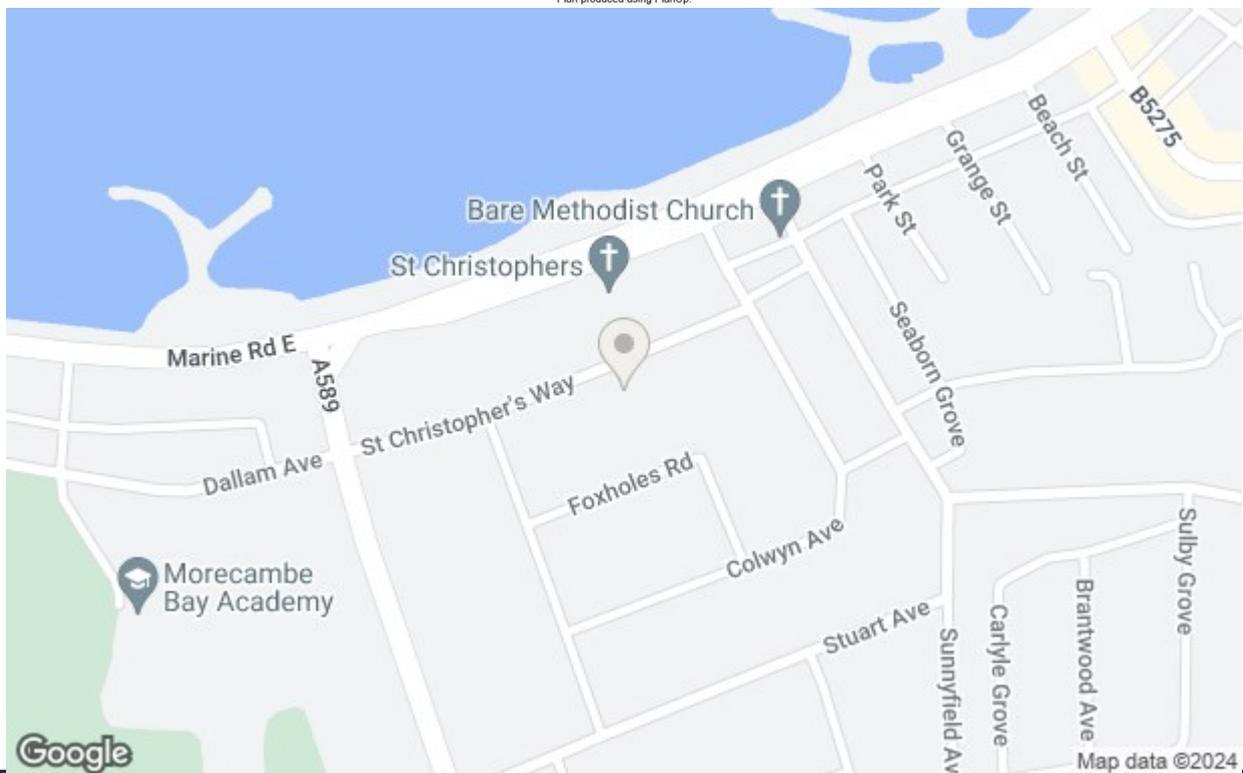
## Ground Floor

Approx. 74.6 sq. metres (803.2 sq. feet)



Total area: approx. 74.6 sq. metres (803.2 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
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>	
(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	
	80		
	60		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	