



4 Ruskin Drive, Bare,
Morecambe, LA4 6EZ

4, Ruskin Drive, Bare, Morecambe

The property at a glance

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Shower Room With Separate WC
- Enclosed Rear Garden
- Off Road Parking And Garage
- Tenure: TBC
- Council Tax Band: C
- EPC Rating: TBC



Get in touch today

01524 401402
info@gfproperty.co.uk
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£305,000

Get to know the property



A SUPERB THREE BEDROOM SEMI DETACHED FAMILY HOME IN A POPULAR AREA

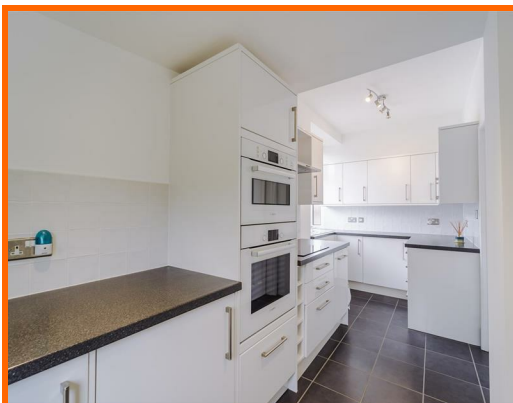
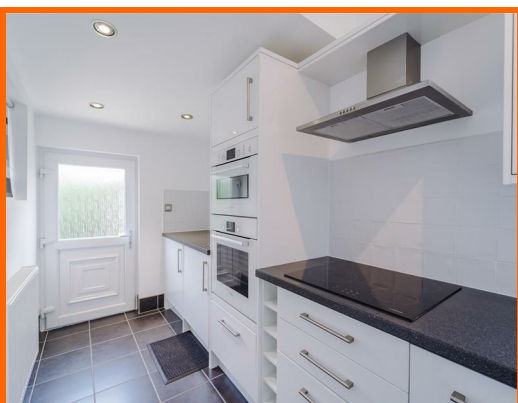
Welcome to Ruskin Drive, Morecambe - a fantastic location for this charming three-bedroom semi-detached family home. Situated within walking distance to local shops, amenities, great schools and transport links, it has everything a family could need.

As you step inside, you are greeted by a welcoming hallway that leads to two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones.

Leading on to a modern fitted kitchen, ideal for whipping up delicious meals for your family. The property also features a well-maintained garden both at the front and rear, offering you the opportunity to enjoy some outdoor space right at your doorstep.

One of the standout features of this property is the convenience of off-road parking, ensuring you never have to worry about finding a parking spot after a long day out. Whether you're looking for a cozy family home or a place to host gatherings with friends, this semi-detached house on Ruskin Drive has all the elements to make it your perfect abode.

Contact the office to arrange a viewing today!





Ground Floor

Hall

5.33m x 1.78m (17'6 x 5'10)

UPVC entrance door, central heating radiator, coving, picture rail. stairs to first floor and doors to two reception rooms and storage.

Reception Room One

3.94m x 3.73m (12'11 x 12'3)

UPVC double glazed bay window, central heating radiator, coving, TV point and gas fire in decorative surround.

Reception Room Two

3.96m x 3.73m (13' x 12'3)

UPVC double glazed window, central heating radiator, coving, wall mounted gas fire, door to kitchen and UPVC door to rear.

Kitchen

4.98m x 1.73m (16'4 x 5'8)

Two UPVC double glazed windows, central heating radiator, gloss wall and base units with laminate worktops, Bosch high rise oven and microwave, four ring induction hob, tiled splash back, extractor fan, one and half bowl stainless steel sink with draining board and mixer tap, integrated dishwasher, washer/dryer, fridge and freezer, spotlights, tiled flooring and UPVC door to rear.

First Floor

Landing

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

Bedroom One

3.96m x 3.07m (13' x 10'1)

UPVC double glazed window, central heating radiator, coving, fitted wardrobes and two wall lights.

Bedroom Two

3.96m x 3.07m (13' x 10'1)

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

Bedroom Three

2.90m x 2.49m (9'6 x 8'2)

UPVC double glazed window and central heating radiator.

Shower Room

2.16m x 2.01m (7'1 x 6'7)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin, direct feed corner shower, airing cupboard and gas central heating boiler, fully tiled elevation and tiled floor.

WC

1.27m x 0.79m (4'2 x 2'7)

UPVC double glazed frosted window, dual flush WC, tiled elevation and tiled flooring.

External

Front

Driveway leading to garage.

Garage

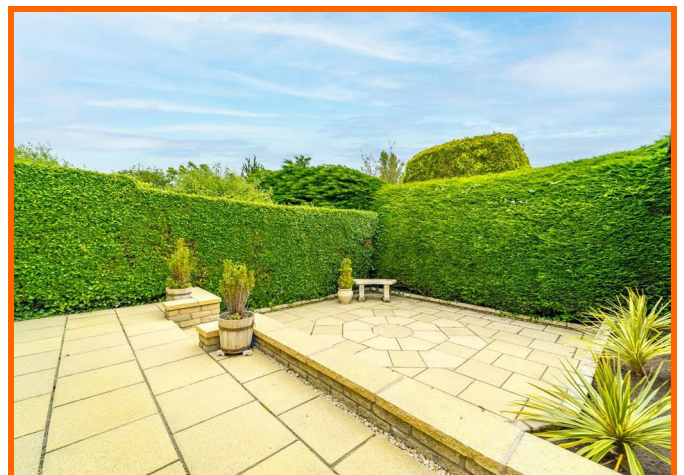
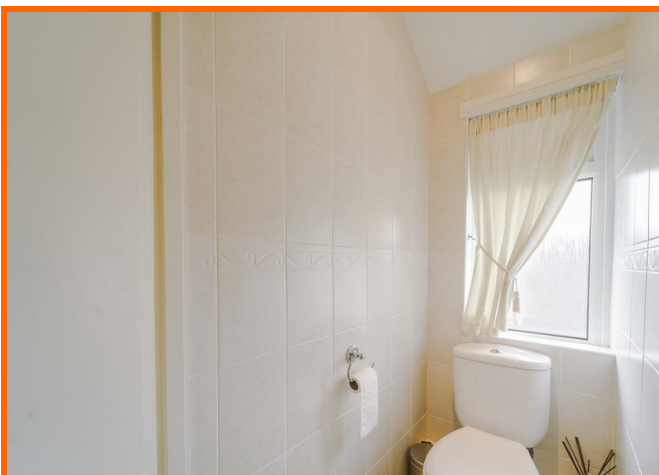
4.85m x 2.74m (15'11 x 9')

UPVC double glazed frosted window and double doors.

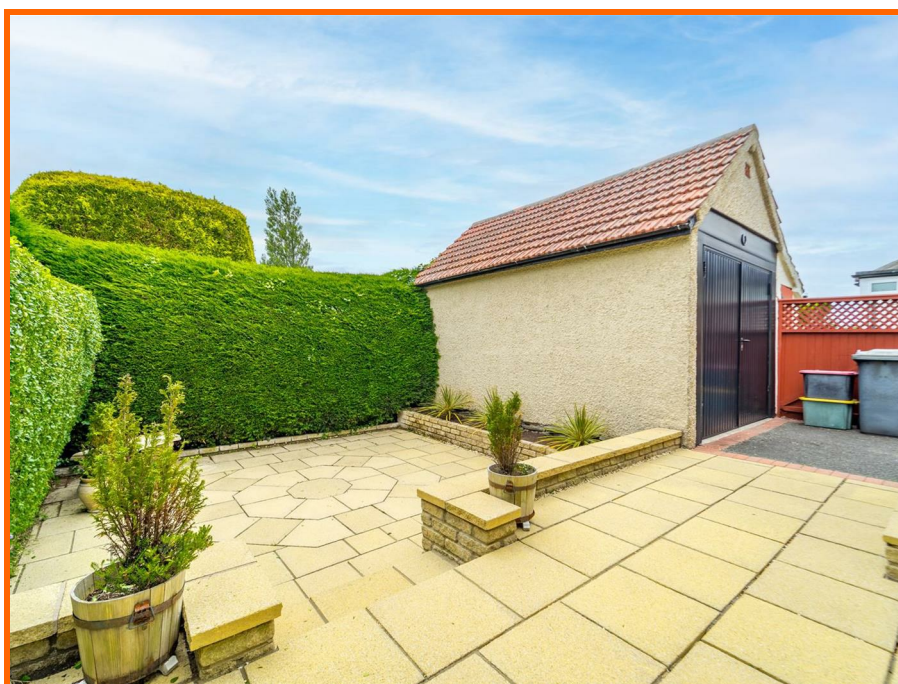
Rear

Enclosed flagged patio and bedding areas plus wall lighting.

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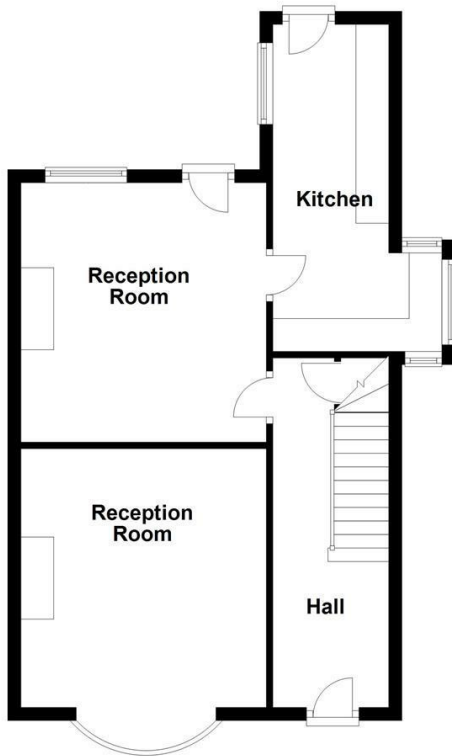
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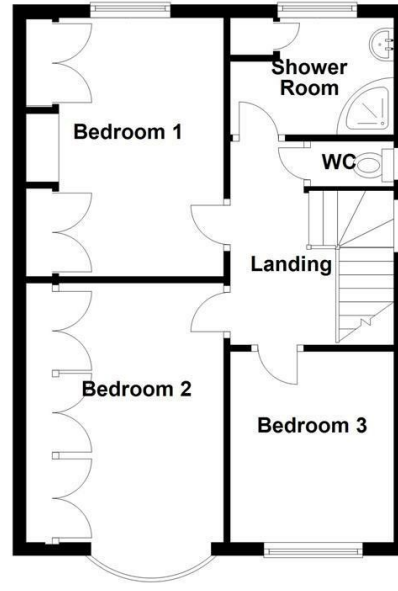
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Take a nosey round

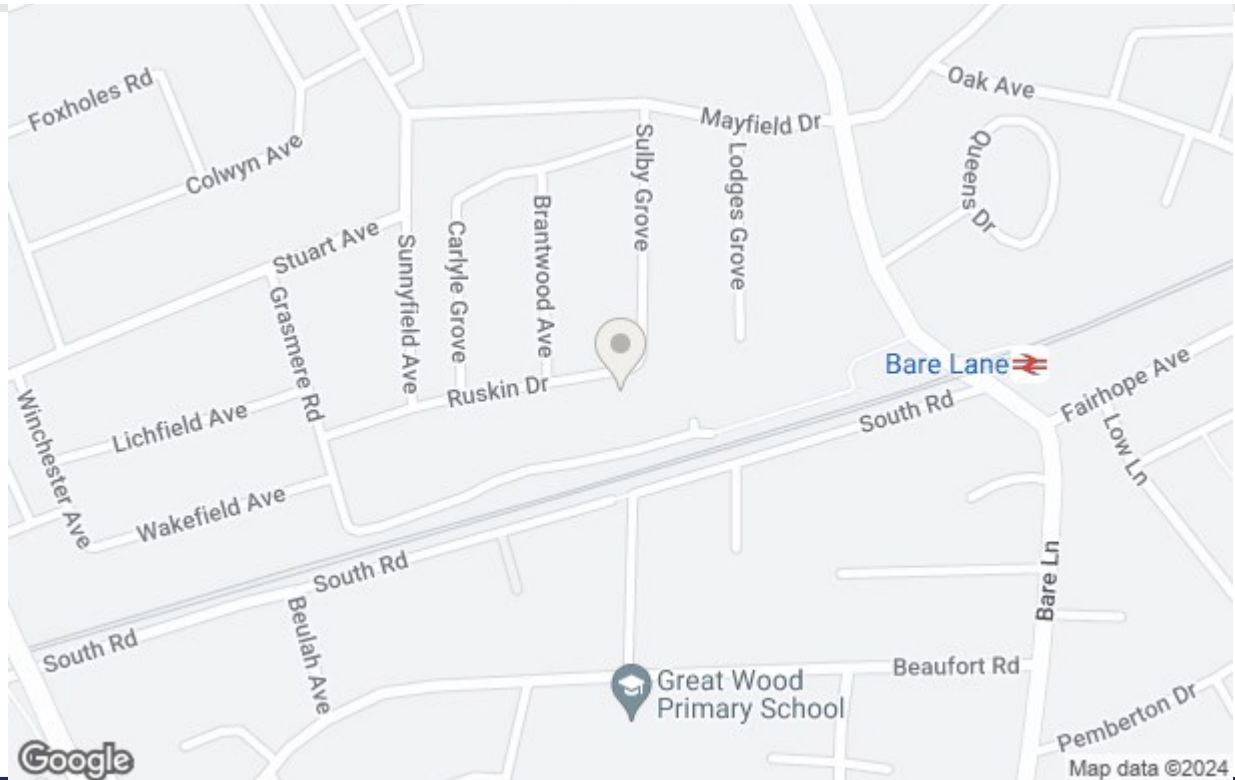
Ground Floor



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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(65-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(65-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	