



16 Taylor Grove, Bare,  
Morecambe, LA4 6HT

16, Taylor Grove, Bare, Morecambe

## *The property at a glance*

2  1  1 

- Semi Detached Bungalow
- Two Bedrooms
- One Reception Room
- Fitted Kitchen
- Three Piece Bathroom
- Enclosed Rear Garden
- Garage & Off Road Parking
- Tenure: Freehold & No Chain
- Council Tax Band: C
- EPC Rating: TBC



Get in touch today

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

# £225,000

# Get to know the property

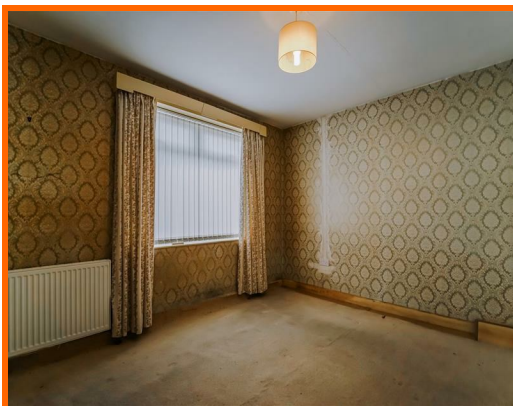
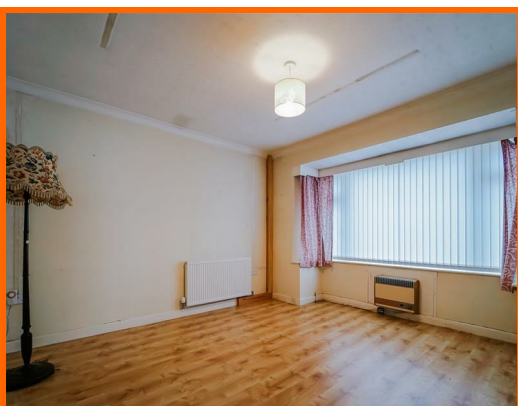


## A FANTASTIC OPPORTUNITY TO PURCHASE A TWO BEDROOM TRUE BUNGALOW IN THE HEART OF MORECAMBE

Welcome to Taylor Grove, Morecambe - a charming location perfect for those seeking a tranquil seaside lifestyle. This semi-detached bungalow offers a fantastic investment opportunity with its spacious layout and two bedrooms, making it ideal for those looking for single-storey living or anybody looking to put their own stamp on a home. Situated in a sought-after area just a short stroll away from the beach, this property boasts not only a convenient location but also a peaceful retreat from the hustle and bustle of everyday life.

Whether you're looking to downsize, invest, or simply enjoy the benefits of coastal living, this property ticks all the boxes. Don't miss out on the chance to own a piece of this idyllic setting in Morecambe!

The property comprises briefly; entrance via the porch into a welcoming hallway that has doors to two bedrooms, bathroom, kitchen and reception room. The kitchen has a door to the rear. Externally to the rear of the property is an enclosed flagged patio with stone chippings. The front of the property has bedding areas and a driveway with parking for multiple cars leading to a single garage.





## Ground Floor

View early to avoid disappointment!

### Vestibule

UPVC entrance door, tile flooring and glazed door to hall.

### Hall

3.58m x 2.03m (11'9 x 6'8)

Central heating radiator, loft access, wood effect flooring and doors to reception room, kitchen, two bedrooms and bathroom.

### Reception Room

3.78m x 3.66m (12'5 x 12')

UPVC double glazed bay window, central heating radiator, coving, gas fire, TV point and wood effect flooring.

### Bedroom One

3.78m x 3.02m (12'5 x 9'11)

UPVC double glazed window, central heating radiator and TV point.

### Bedroom Two

2.74m x 2.69m (9' x 8'10)

UPVC double glazed window and central heating radiator.

### Bathroom

2.08m x 1.65m (6'10 x 5'5)

UPVC double glazed frosted window, electric heated towel rail, dual flush WC, vanity topped wash basin, wood panelled bath with rinse head overhead shower, spotlights, coving, part tiled elevation and tiled flooring. Extractor fan.

### Kitchen

3.28m x 3.05m (10'9 x 10')

Two UPVC double glazed windows, central heating radiator, wood panelled wall and base units with laminate worktops, single oven, four burner gas hob, tiled splash back, extractor fan, one and half composite sink with draining board and mixer tap, plumbed for washing machine, space for fridge freezer, spotlights, coving, part tiled elevation, laminate flooring and UPVC door to rear.

## External

### Front

Bedding areas, driveway leading to single garage.

### Rear

Enclosed flagged patio, stone chippings and access to garage with electricity supply.

**16 Taylor Grove, Bare,  
Morecambe, LA4 6HT**



# 16 Taylor Grove, Bare, Morecambe, LA4 6HT



**Get in touch today**

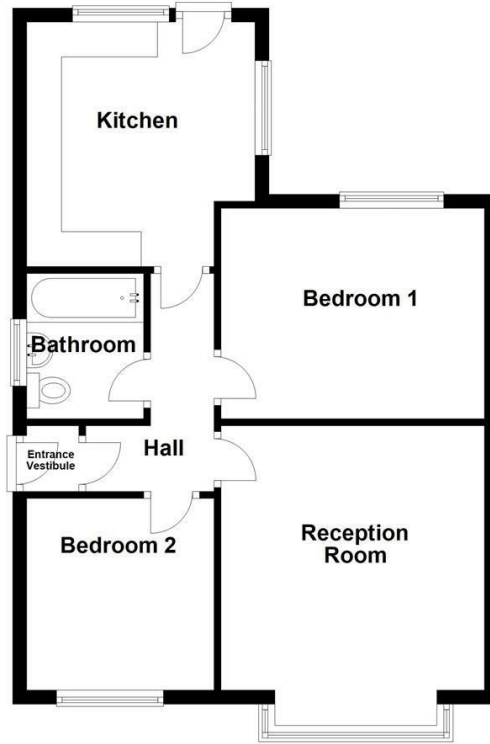
01524 401402

[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)

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

# Take a nosey round

Ground 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.



Get in touch today

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

**Energy Efficiency Rating**

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

**Environmental Impact (CO<sub>2</sub>) Rating**

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