



5 Pemberton Drive, Bare,  
Morecambe, LA4 6SL

5, Pemberton Drive, Bare, Morecambe

## *The property at a glance*

3  1  2 

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



Get in touch today

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# £275,000



# Get to know the property



Perfect for an expanding family or a couple moving into their first house together!

Nestled in the charming Pemberton Drive of Morecambe, this delightful 1935-built end terrace house is a gem waiting to be discovered. Boasting 2 reception rooms and 3 bedrooms across 1,141 sq ft, this property is a perfect blend of space and comfort.

Upon entering, you are greeted by a bright and airy open-plan living and dining area, ideal for hosting guests or simply unwinding after a long day. The modern kitchen, complete with ample counter space and storage, is a chef's dream, making family meal preparations a breeze.

The master bedroom exudes comfort and tranquillity, offering a peaceful retreat at the end of the day. The two additional bedrooms are versatile, perfect for children, guests, or even a home office to suit your needs.

Step outside into the private garden, a serene oasis where you can enjoy outdoor activities, relax in the sunshine, or envision future family gatherings and barbecues.

This property is a wonderful opportunity for a growing family seeking a spacious home to create lasting





memories or a couple embarking on a new chapter together. Don't miss out on the chance to make this charming house your own in the heart of Morecambe.

#### Ground Floor

##### Vestibule

0.97m x 0.76m (3'2" x 2'6")

UPVC double glazed entrance door and door to hall.

##### Hall

3.96m x 1.93m (13' x 6'4")

Central heating radiator, smoke detector, picture rail, stairs to first floor and doors to two reception rooms, kitchen and storage cupboard.

##### Reception Room One

3.61m x 3.58m (11'10" x 11'9")

Aluminium double glazed bay window, central heating radiator, coving, picture rail, living flame gas fire in decorative surround and TV point.

##### Reception Room Two

4.04m x 3.58m (13'3" x 11'9")

Central heating radiator, coving, picture rail, gas fire in decorative surround and sliding doors to rear.

##### Kitchen

4.04m x 3.07m (13'3" x 10'1")

UPVC double glazed window, vertical central heating radiator, mix of wall and base units, laminate worktops, one and half composite sink with draining board and mixer tap, space for range cooker, extractor hood, laminate splash back, plumbing for washing machine, laminate flooring, door to storage cupboard and UPVC double glazed door to rear.

#### First Floor

##### Landing

3.35m x 2.08m (11' x 6'10")

UPVC double glazed frosted window, loft access, picture rail and doors to three bedrooms and bathroom

##### Bedroom One

4.24m x 3.43m (13'11" x 11'3")

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

##### Bedroom Two

3.78m x 3.43m (12'5" x 11'3")

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

##### Bedroom Three

2.51m x 2.11m (8'3" x 6'11")

Aluminium double glazed window, central heating radiator and picture rail.

##### Bathroom

2.67m x 2.06m (8'9" x 6'9")

Two UPVC double glazed frosted windows, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, double bath with mixer tap and rinse head, direct feed shower in corner enclosure, extractor fan, part tiled elevation and laminate floor.

#### External

##### Front

Laid to lawn, bedding areas and block paved drive leading to garage.

##### Rear

Laid to lawn, bedding areas and paved patio.





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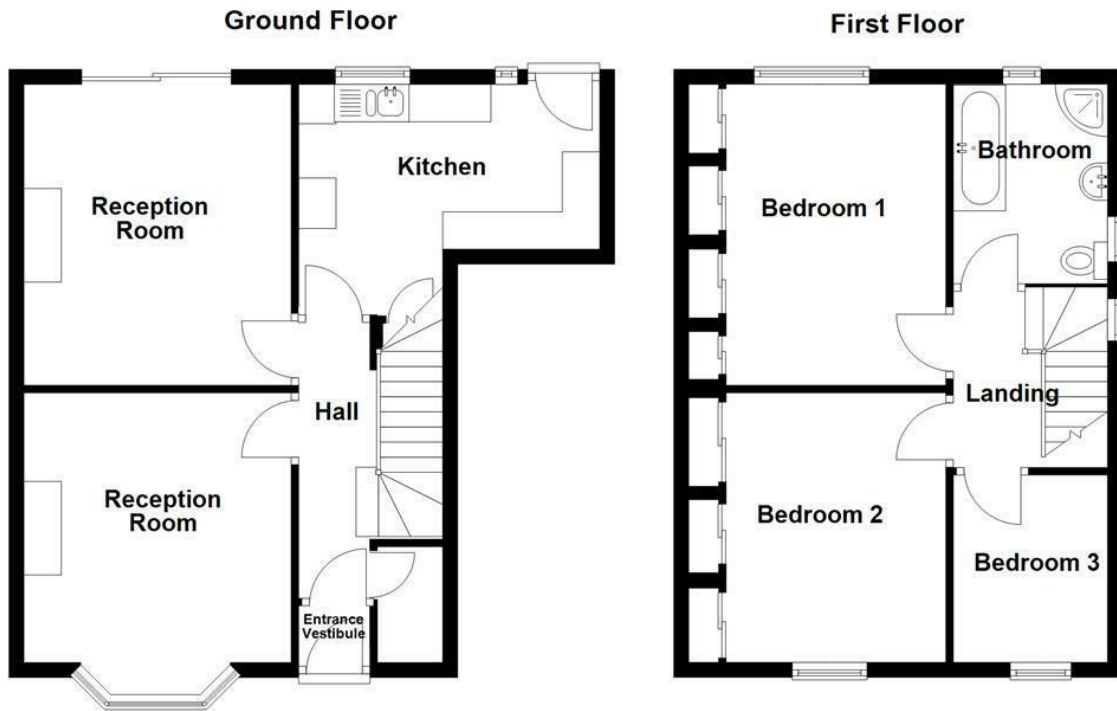
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(68-80) <b>B</b>			
(65-80) <b>C</b>				(55-68) <b>C</b>			
(55-64) <b>D</b>				(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(1-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	