



32 Mayfield Drive, Bare,  
Morecambe, LA4 6EP

32, Mayfield Drive, Bare, Morecambe

## *The property at a glance*

3  2  2 

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen And Separate Utility Room
- Main Bedroom With En Suite
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band: C
- EPC Rating: D



Get in touch today

01524 401402  
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# £315,000

# Get to know the property



## SPACIOUS FAMILY LIVING

Welcome to Mayfield Drive, Morecambe - a charming semi-detached house, that has been extended and retained some of the original features, thus offering the perfect blend of comfort and style. This delightful property boasts two reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of room for the whole family to unwind and make this house a home.

The two bathrooms in this lovely abode ensure that there will be no more morning queues or evening rushes, allowing everyone to start and end their day in peace and comfort. Additionally, the convenience of having parking space for three vehicles right at your doorstep makes coming home a breeze after a long day out and about.

Located in the picturesque town of Morecambe, this property offers not just a place to live, but a lifestyle to enjoy. Surrounded by scenic views and a friendly community, Mayfield Drive is the ideal setting for creating lasting memories and embracing the joys of everyday life.

Don't miss out on the opportunity to make this wonderful house your own - come and experience the warmth and character that Mayfield Drive has to offer.





## Ground Floor

### Porch

1.75m x 1.27m (5'9 x 4'2)

UPVC double glazed stained glass entrance door, three UPVC double glazed windows, stairs to first floor and doors to two reception rooms.

### Reception Room One

4.88m x 3.68m (16' x 12'1)

UPVC double glazed stained glass bay window, coving, ceiling rose, central heating radiator, picture rail, electric fire in wood surround and laminate flooring.

### Reception Room Two

4.57m x 3.86m (15' x 12'8)

UPVC double glazed box bay window, UPVC double glazed window, central heating radiator, coving, gas fire, storage cupboard, laminate flooring and door to kitchen.

### Kitchen

4.29m x 3.07m (14'1 x 10'1)

Central heating radiator, mix of wall and base units, laminate worktops, space for range cooker, Belfast sink and draining board, space for fridge freezer, plumbing for dishwasher, tiled floor, open to utility room and open to sun room.

### Snug

5.56m x 2.01m (18'3 x 6'7)

UPVC double glazed window, two Velux windows, central heating radiator, tiled floor and UPVC door to side.

### Sun Room

2.95m x 2.24m (9'8 x 7'4)

UPVC double glazed window, central heating radiator, tiled floor and double glazed sliding door to rear.

### WC

2.03m x 1.09m (6'8 x 3'7)

UPVC double glazed window, low level WC, wall mounted wash basin.

## First Floor

### Landing

Doors to three bedrooms and bathroom.

### Bedroom One

5.69m x 2.95m (18'8 x 9'8)

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite

### En Suite

2.77m x 2.34m (9'1 x 7'8)

Central heated towel rail, spotlights, low level WC, wall mounted wash basin, electric feed shower in enclosure and vinyl flooring.

### Bedroom Two

4.67m x 3.10m (15'4 x 10'2)

Four UPVC double glazed windows, fitted wardrobes,

### Bedroom Three

4.04m x 3.89m (13'3 x 12'9)

UPVC double glazed window, coving, picture room and fitted wardrobes.

### Bathroom

2.77m x 2.34m (9'1 x 7'8)

Central heated towel rail, spotlights, low level WC, pedestal wash basin, freestanding bath, direct feed shower in single enclosure, part tiled elevations and vinyl flooring.

## External

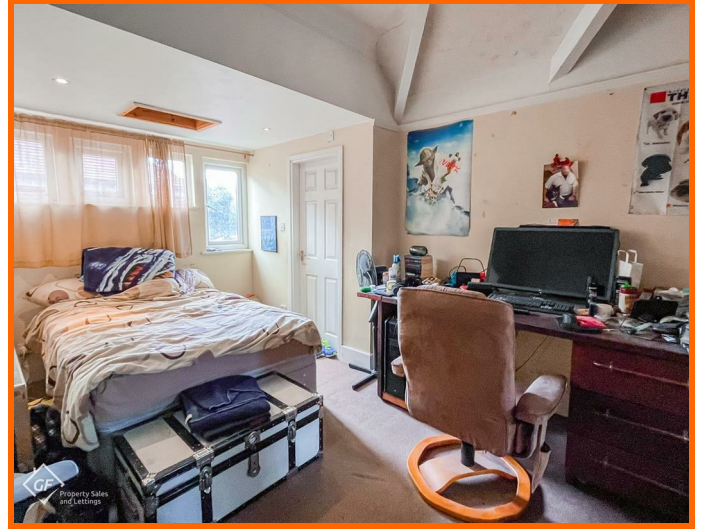
### Front

Tarmac drive.

### Rear

Laid to lawn garden, paved patio, decking, bedding areas, raised carp pond and timber shed.

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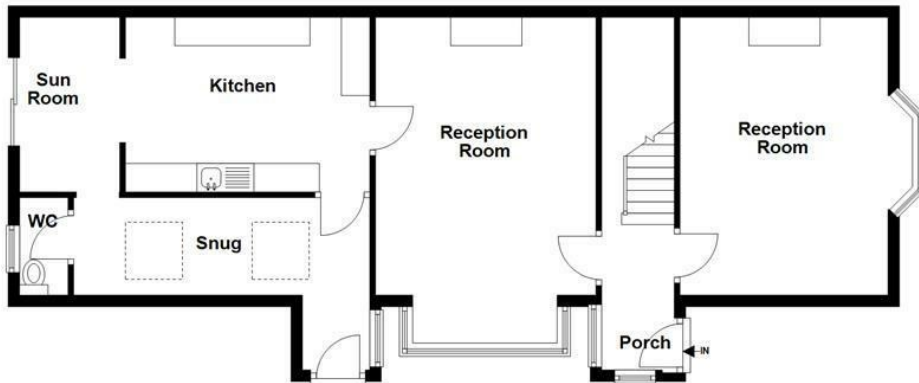
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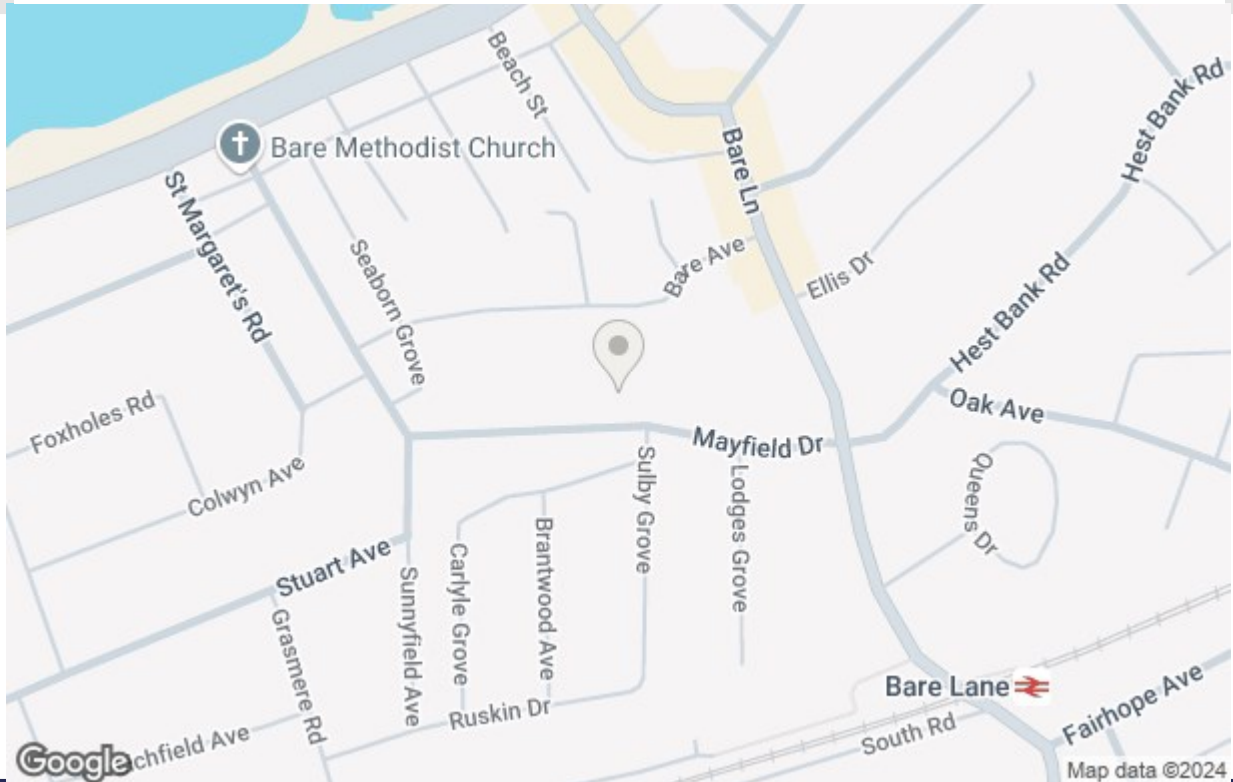
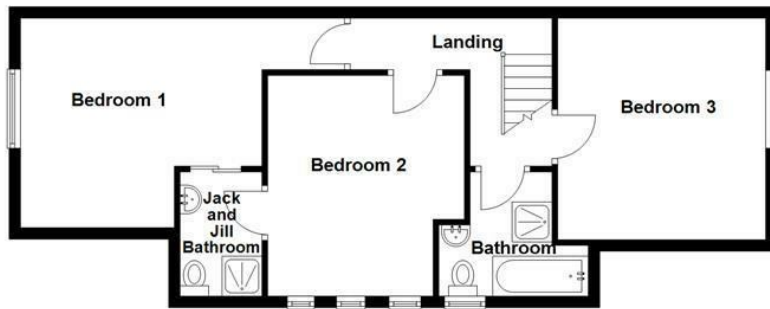
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# Take a nosey round

Ground Floor



First Floor



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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	67	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(61-81) <b>B</b>			
(45-60) <b>C</b>			
(35-44) <b>D</b>			
(25-34) <b>E</b>			
(15-24) <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		