



24 Mayfield Drive, Bare,  
Morecambe, Lancashire,  
T.A4 6FP

24, Mayfield Drive, Bare, Morecambe

## *The property at a glance*

3  1  1 

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



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £367,500

# Get to know the property



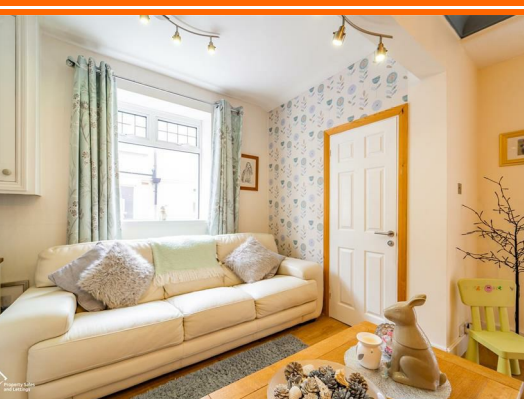
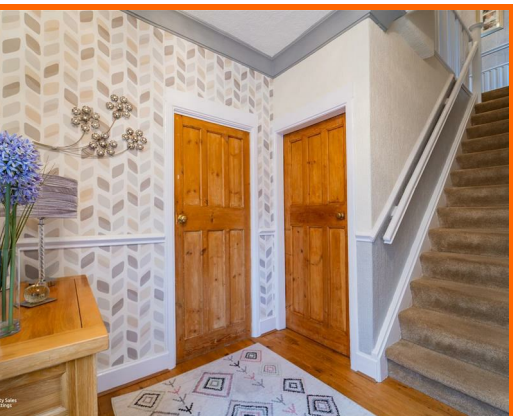
## YOUR NEXT FAMILY HOME IS CLOSER THAN YOU THINK!

Nestled in the charming Mayfield Drive of Morecambe, this semi-detached house is a true gem waiting to be discovered. As you step inside, you are greeted by a newly added kitchen area that is bathed in natural light, thanks to a large Velux window. The open-plan reception room is not only spacious but also exudes a warm and inviting atmosphere, making it the ideal setting for family get-togethers and hosting guests.

With three well-sized bedrooms, this property offers both comfort and flexibility for a growing family. The long rear garden is a standout feature, providing ample space for outdoor activities, gardening enthusiasts, or simply basking in the sun on lazy afternoons.

The modern kitchen extension seamlessly blends indoor and outdoor living, offering the best of both worlds. Whether you are cooking up a storm in the kitchen or enjoying the tranquillity of the garden, this home has something for everyone.

Don't miss out on the opportunity to make this delightful property your own and create lasting memories in this wonderful family home.



## Ground Floor

### Hall

3.28m x 2.08m (10'9 x 6'10)

Hardwood entrance door, UPVC double glazed frosted window, central heating radiator, coving, dado rail, hardwood floor, stairs to first floor and doors to two reception rooms.

### Reception Room One

4.60m x 3.94m (15'1 x 12'11)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving, gas fire with marble hearth and surround and wood mantle and TV point.

### Reception Room Two

5.94m x 4.52m (19'6 x 14'10)

UPVC double glazed window, two central heating radiator, electric fire, hardwood floor, under stairs storage, open access to kitchen and door to WC.

### Kitchen

5.13m x 3.58m (16'10 x 11'9)

Two UPVC double glazed windows, Velux window, spotlights, mix of wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, integrated double oven, four ring induction hob, extractor hood, glass splash back, plumbing for washing machine, space for fridge freezer, laminate floor and French doors to rear.

### WC

1.83m x 0.84m (6' x 2'9)

Dual flush WC, vanity top wash basin with mixer tap, part tiled elevation, part wood panel elevation and vinyl flooring.

## First Floor

### Landing

4.37m x 1.80m (14'4 x 5'11)

Central heating radiator, loft access, smoke detector and doors to three bedrooms and bathroom.

### Bedroom One

4.60m x 3.96m (15'1 x 13')

UPVC double glazed window, central heating radiator, coving and picture rail.

### Bedroom Two

3.71m x 3.43m (12'2 x 11'3)

UPVC double glazed window, central heating radiator, coving and picture rail.

### Bedroom Three

2.82m x 2.46m (9'3 x 8'1)

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

### Bathroom

2.59m x 2.46m (8'6 x 8'1)

Two UPVC double glazed frosted windows, central heating towel rail, dual flush WC, pedestal wash basin with mixer tap, double bath with mixer tap and rinse head, tiled elevations, wood effect ceiling and vinyl flooring.

## External

### Front

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

### Rear

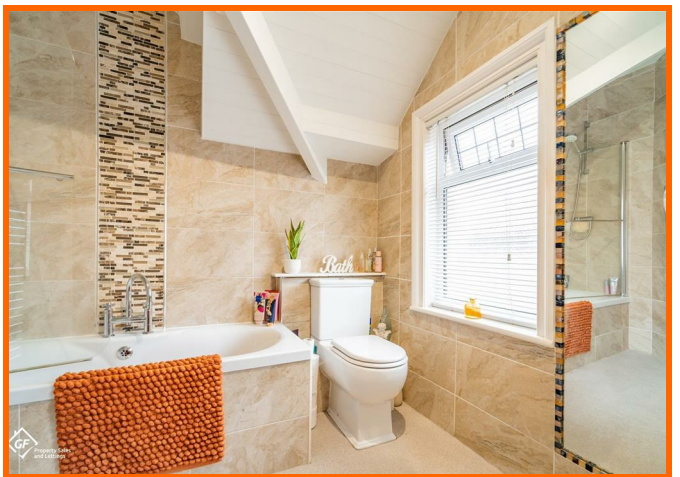
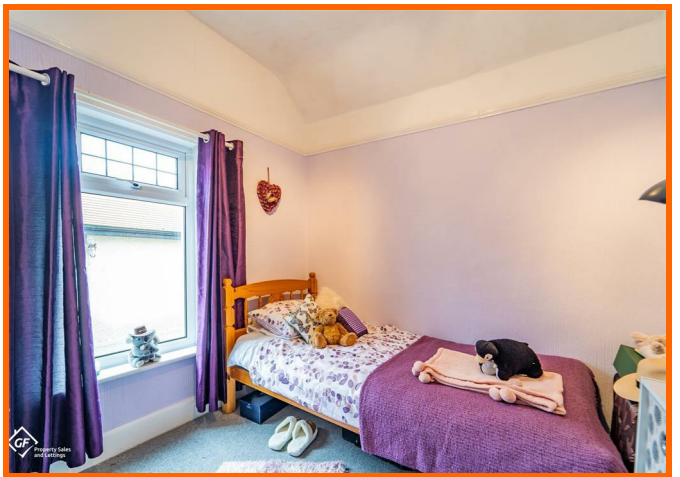
Enclosed laid to lawn, elevated patio, bedding areas and access to garage.

### Garage

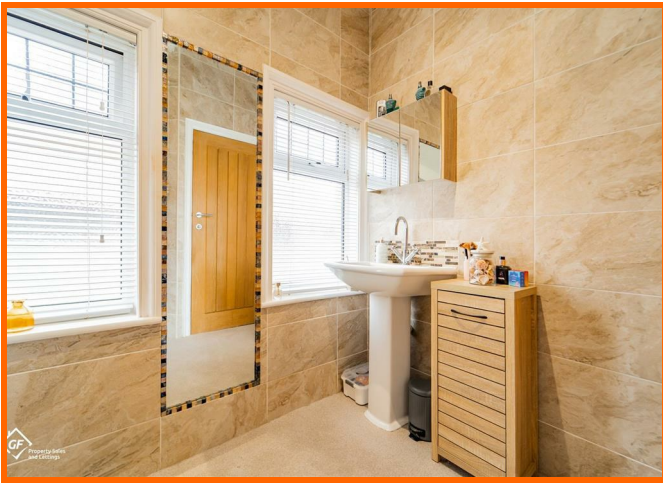
4.88m x 2.46m (16' x 8'1)

Up and over door, window and door to side.

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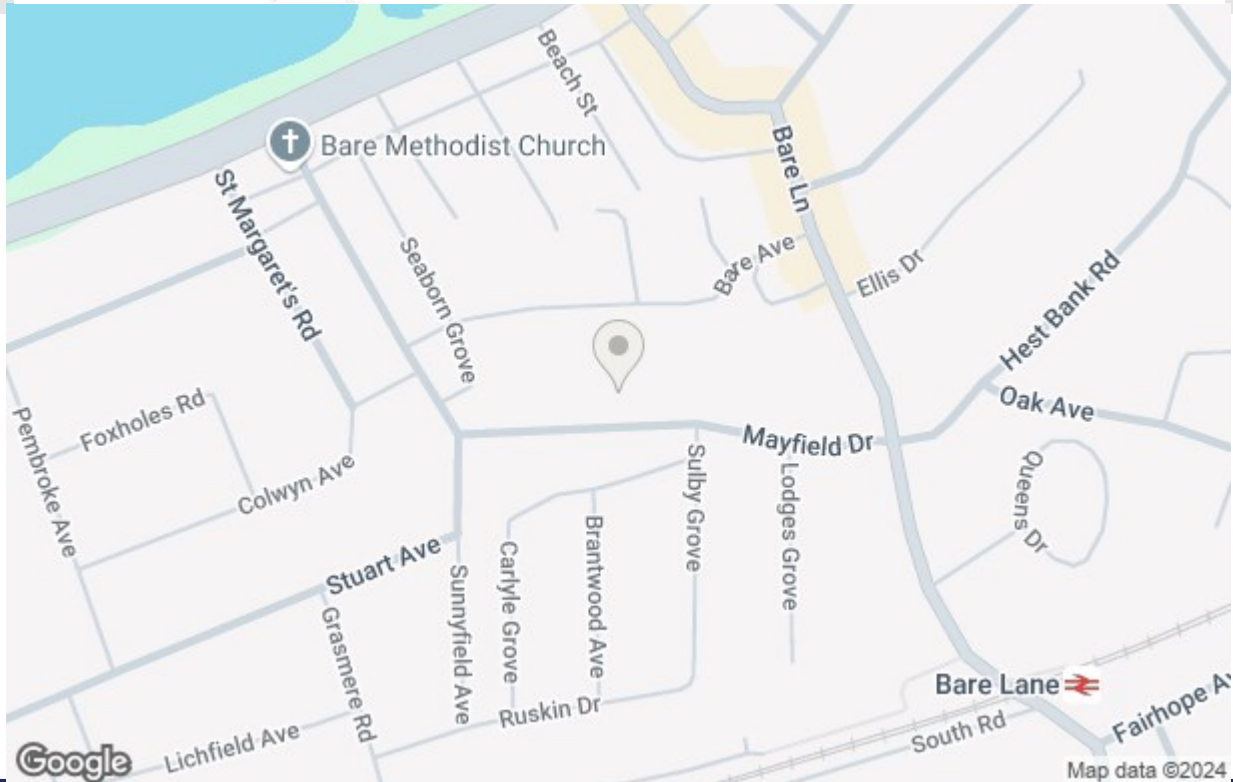
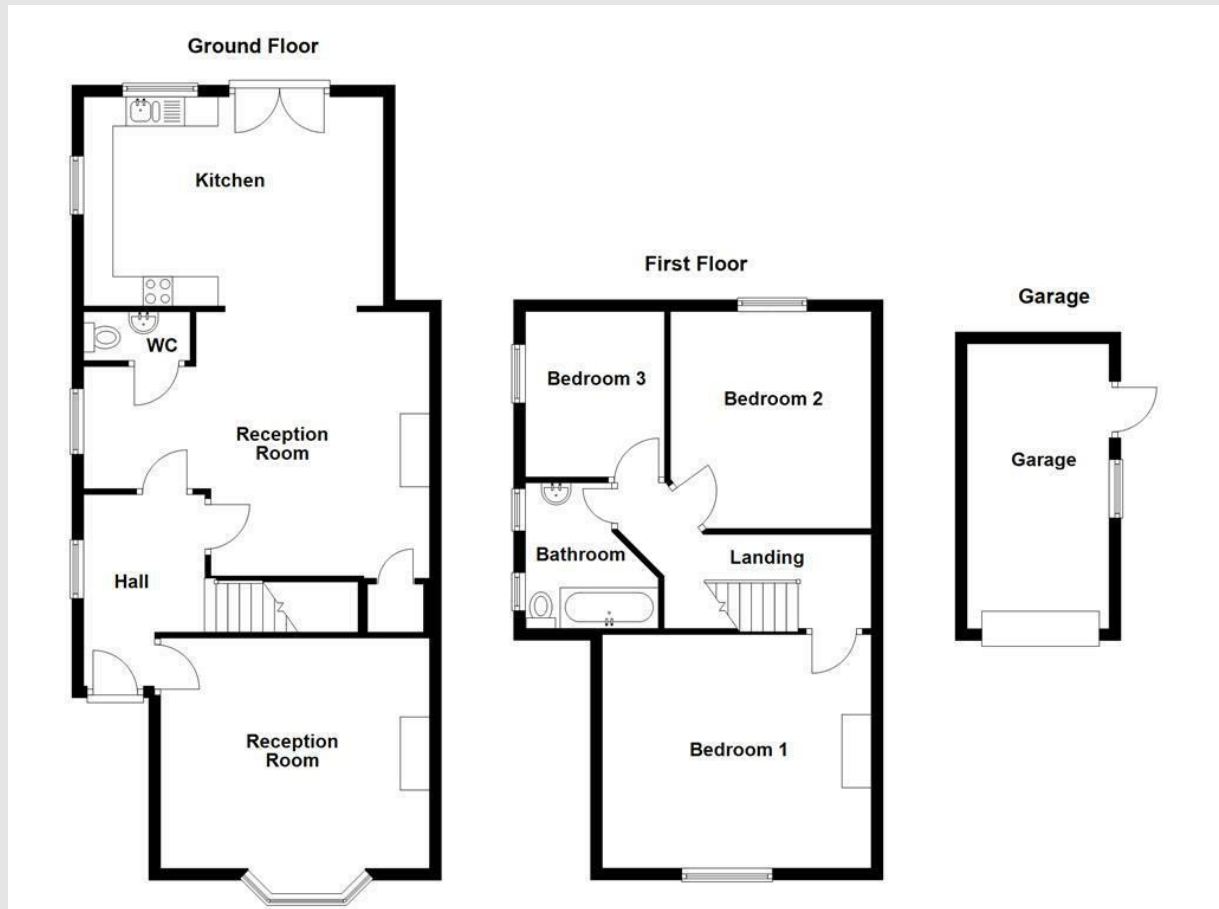
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# Take a nosey round



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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>	
(65-80) <b>C</b>		(65-80) <b>C</b>	
(55-64) <b>D</b>		(55-64) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC