



32 Hamilton Road, Bare,  
Morecambe, LA4 6QG

32, Hamilton Road, Bare, Morecambe

## ***The property at a glance***

4  2  1 

- Semi Detached Dormer Bungalow
- Four Bedrooms
- Two Bathrooms
- Spacious Reception Room
- Fitted Kitchen/Dining Room
- Enclosed Rear Garden
- Off Road Parking And Garage
- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: C



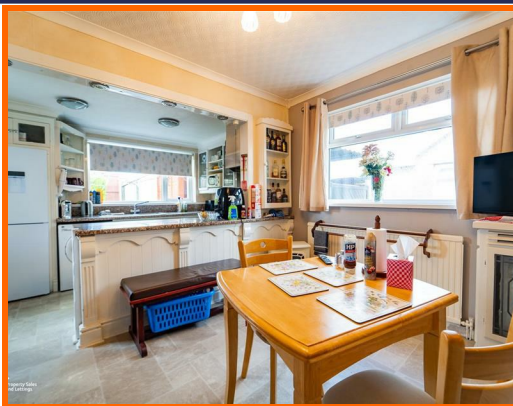
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01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# **£270,000**



# *Get to know the property*



## THE BEAUTIFUL HOME WITH EQUALLY BEAUTIFUL VIEWS!

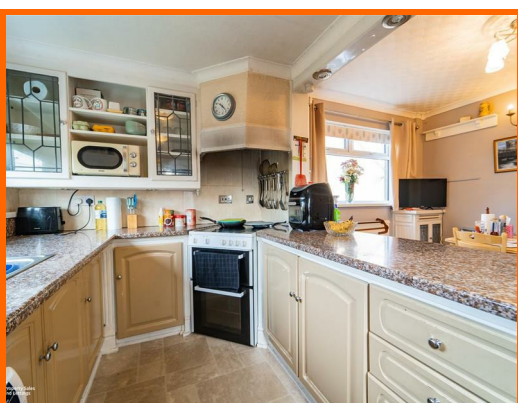
Nestled in the charming Hamilton Road of Bare, Morecambe, this delightful 4-bedroom semi-detached bungalow is a gem waiting to be discovered.

Perfect for those seeking a cosy yet spacious abode, this property is tailor-made for couples or families alike without compromising on comfort. The generously sized reception room is an entertainer's dream, promising memorable family gatherings and cosy evenings in.

Meal preparation is a joy in the well-appointed kitchen, making hosting friends a breeze. Each of the four bedrooms is a tranquil retreat, offering the perfect balance of snugness and space for easy living.

The inclusion of a convenient garage not only keeps vehicles secure from the elements but also provides additional storage space for all your needs.

With its practical layout and ample social spaces, this bungalow is designed for low-maintenance living, offering a comfortable and relaxed lifestyle for its future owners. Don't miss the opportunity to make this charming property your new home sweet home.





## Ground Floor

### Vestibule

1.07m x 0.86m (3'6 x 2'10)

Hardwood glazed frosted entrance door, tiled floor and door to hall.

### Hall

3.40m x 2.34m (11'2 x 7'8)

Central heating radiator, coving, spotlights, wood effect flooring, under stairs storage, and doors to reception room, kitchen/dining room, two bedrooms and shower room.

### Reception Room

5.51m x 3.53m (18'1 x 11'7)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, electric fire, stone surround and storage, inset shelving, TV point and stairs to first floor.

### Kitchen Dining Room

5.00m x 3.30m (16'5 x 10'10)

UPVC double glazed windows, central heating radiator, coving, spotlights, range of wall and base units, laminate worktops, one and half bowl stainless steel sink with draining board and mixer tap, space for freestanding cooker, plumbing for washing machine, space for fridge freezer, laminate flooring and door to rear.

### Bedroom One

3.71m x 3.45m (12'2 x 11'4)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

3.15m x 2.87m (10'4 x 9'5)

UPVC double glazed window, central heating radiator and coving.

### Shower Room

2.06m x 1.93m (6'9 x 6'4)

UPVC double glazed frosted window, central heated towel rail, coving, dual flush WC, pedestal wash basin with mixer tap, direct feed shower with rinse head and jets, extractor fan, part tiled elevations and laminate flooring.

## First Floor

### Landing

3.38m x 0.94m (11'1 x 3'1)

Loft access, smoke detector, coving, two storage cupboards and doors to bedrooms three and four and shower room.

### Bedroom Three

3.53m x 3.51m (11'7 x 11'6)

UPVC double glazed window, central heating radiator, coving and over stairs storage.

### Bedroom Four

3.40m x 3.35m (11'2 x 11)

Velux window, central heating radiator and storage cupboard.

### Shower Room

4.06m x 2.08m (13'4 x 6'10)

Two UPVC double glazed windows, central heating radiator, central heated towel rail, spotlights, dual flush WC, pedestal wash basin, bidet, electric shower, extractor fan, storage cupboard, part tiled elevation and laminate flooring.

## External

### Front

Bedding areas, paving and driveway leading to garage.

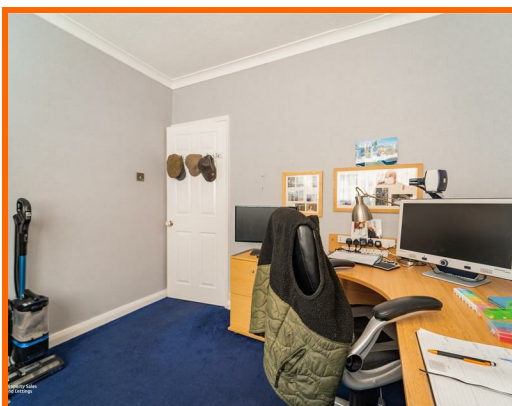
### Rear

Laid to lawn garden, bedding areas, paving, gravel areas and garage.

### Garage

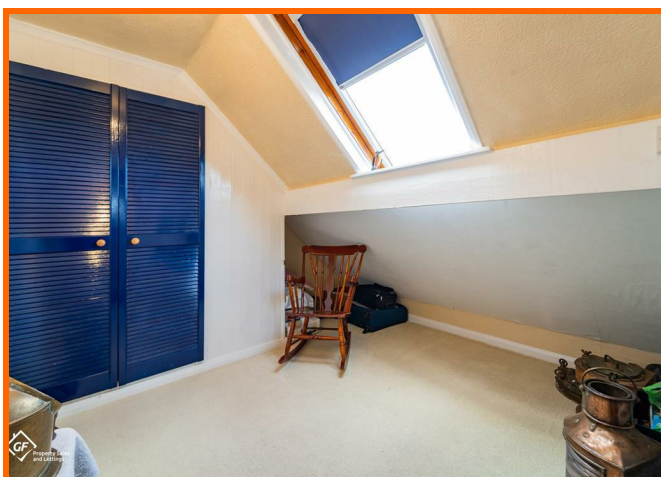
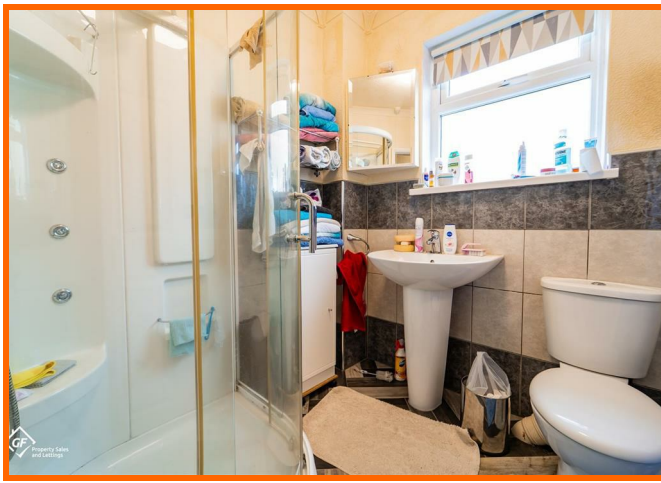
5.33m x 2.41m (17'6 x 7'11)

Up and over door.





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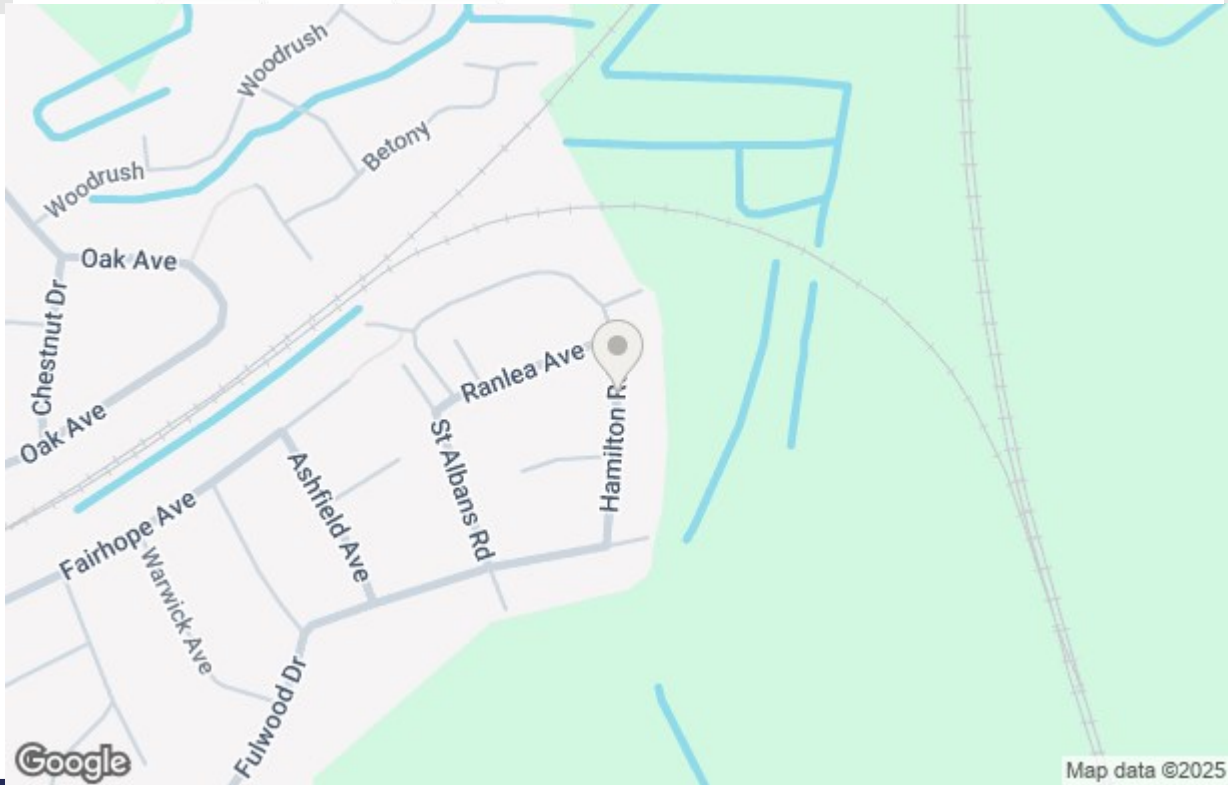
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# Take a nosey round



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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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	