



29 Sunnyfield Avenue,  
Bare, Morecambe, LA4

6EU

29, Sunnyfield Avenue, Bare, Morecambe

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



- Ground Floor Flat
- One Bedroom
- One Reception Room
- Wet Room And Separate WC
- Rear Garden (Left hand side)
- Leasehold
- Council Tax Band: A
- EPC Rating: E



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# **£110,000**

# *Get to know the property*



Calling all first time buyers and investors! This is a real cracker and in a great location in Bare. The accommodation is set on the ground floor and consists of living room, double bedroom, separate WC, kitchen and wet room. Externally the property has part rear & front garden perfect to sit out in and the access to the property has its own private entrance. Call 01524 401402 to book a viewing today.

## Ground Floor

### Hall

5.18m x 0.91m (17' x 3')

UPVC entrance door, storage heater, storage and doors to reception room, bedroom and WC and open access to kitchen,

### Reception Room

4.27m x 3.96m (14' x 13')

UPVC double glazed window, central heating radiator, radiant fire, tiled hearth and wood surround and mantle.

### Kitchen

2.82m x 2.82m (9'3 x 9'3)

UPVC double glazed window, electric radiator, laminate wall and base units, laminate worktops, space for freestanding cooker, tiled splash back, stainless steel sink with draining board and traditional taps, space for fridge freezer, extractor fan, vinyl flooring and door to rear porch,

### Rear Porch

1.12m x 0.91m (3'8 x 3')

Door to wet room and UPVC door to rear.

### Wet Room

1.70m x 1.63m (5'7 x 5'4)

UPVC double glazed frosted window, electric heater, heated towel rail, pedestal wash basin with traditional taps, electric shower with rinse head, panelled ceiling, part panel elevation and storage cupboard.

### Bedroom

4.09m x 3.12m (13'5 x 10'3)

UPVC double glazed window, electric heater and built in wardrobes.

### WC

1.52m x 0.91m (5' x 3')

UPVC double glazed frosted window, low flush WC, corner wall mounted wash basin with traditional taps, tiled splash back and vinyl flooring.

### External

Paving and off road parking.



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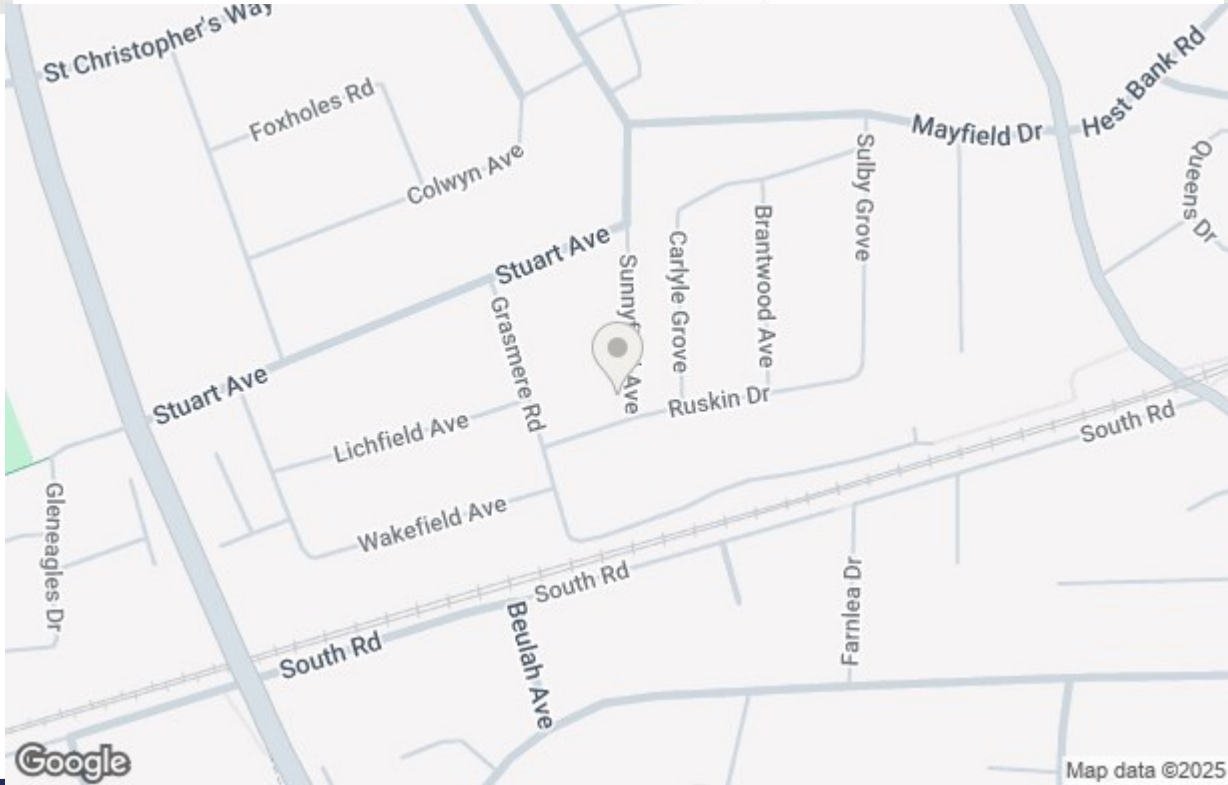
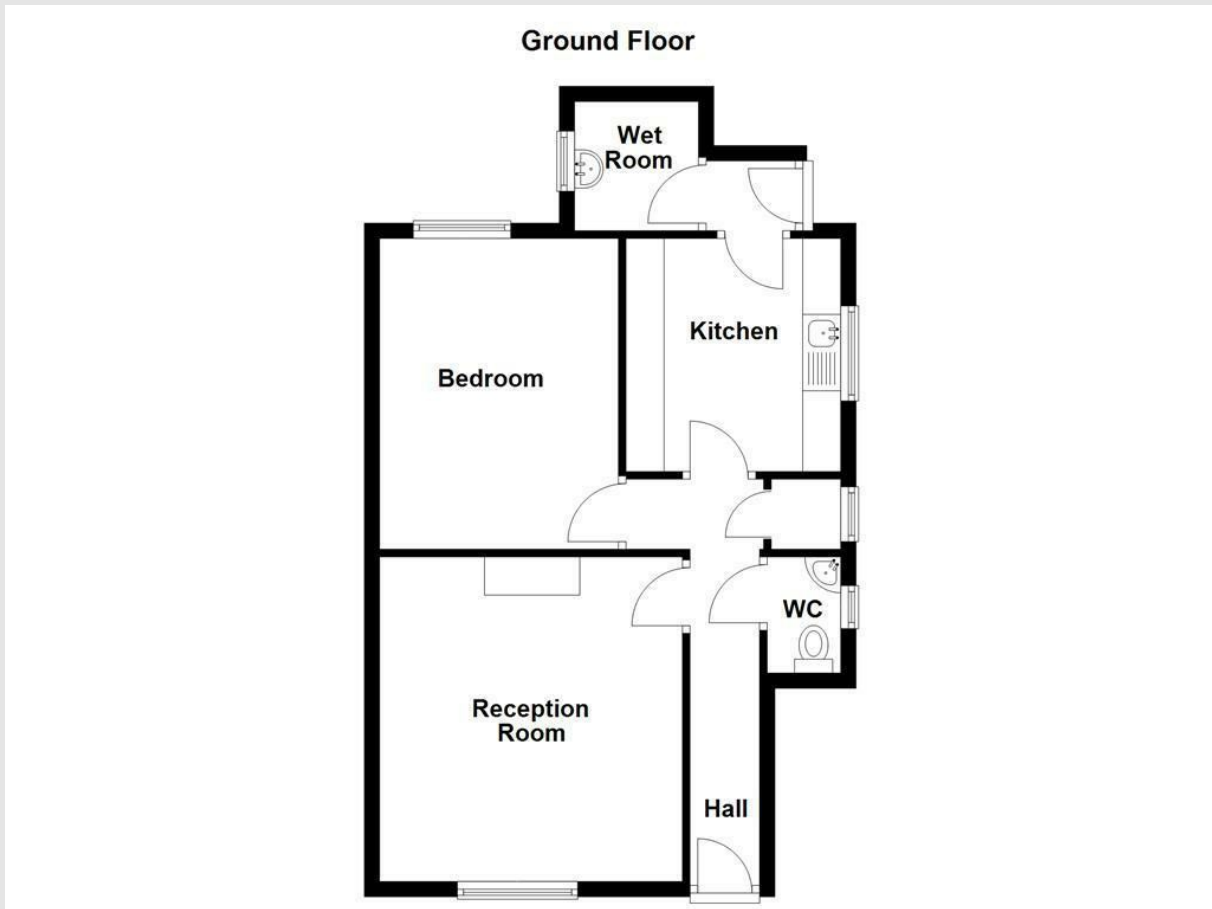
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# Take a nosey round



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