



187 Bare Lane,  
Morecambe, LA4 6RR

187, Bare Lane, Morecambe

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

3  1  2 

- Charming Semi Detached Property
- Three Bedrooms
- Generous Reception Rooms
- Three Piece Family Bathroom
- Ground Floor WC
- Generous Driveway & Garage
- Low Maintenance Rear Garden
- Tenure: Freehold
- EPC: D
- Council Tax Band: C

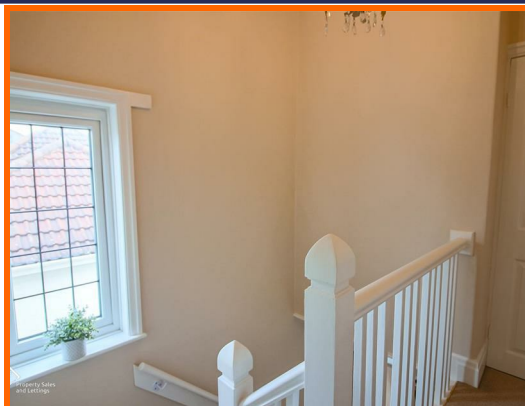


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# **£345,000**

# *Get to know the property*

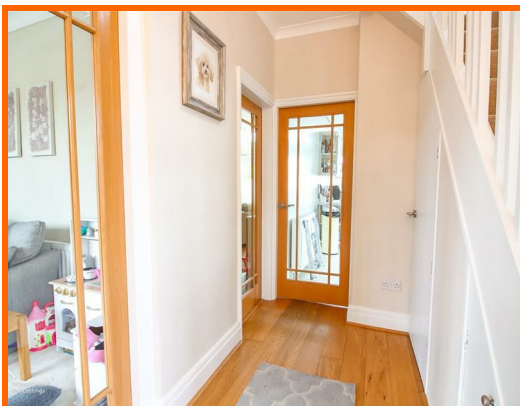


Nestled in the charming area of Bare Lane, Morecambe, this delightful semi-detached house offers a perfect blend of comfort and style, making it an ideal family home. The property boasts a generous living space, providing ample room for both relaxation and entertainment, whilst maintaining the charm of traditional features.

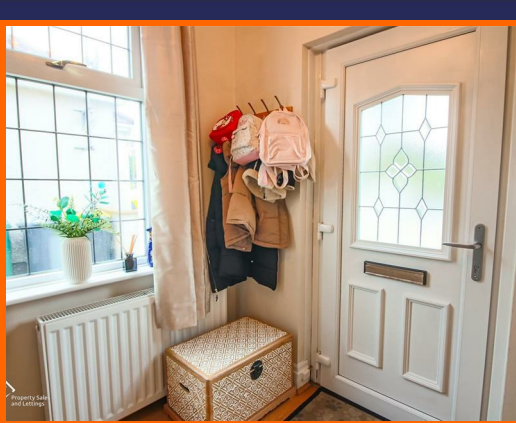
Upon entering, you will be greeted by two spacious reception rooms that are perfect for family gatherings or quiet evenings in. The quality finish throughout the home enhances its appeal, ensuring a warm and inviting atmosphere. The three bedrooms offer a peaceful retreat, accommodating family members or guests with ease.

Situated in a popular neighbourhood, you're never too far away from local transport links and amenities. Families will appreciate the nearby schools, parks, and shops, all within a short distance, making daily life convenient and engaging.

This property is not just a house; it is a home that promises comfort and enjoyment. With its spacious rooms and quality finish, it is ready for you to move in and make it your own. Whether you are a growing family or simply seeking a tranquil place to live, this home is a wonderful opportunity not to be missed.







## Hallway

UPVC double glazed window, central heating radiator, oak flooring, doors to living room, lounge, kitchen and WC, stairs to first floor.

## Living Room

Coving, UPVC double glazed bay window, central heating radiator, electric log burning effect fire with tiled hearth and surround.

## Lounge/Dining Room

Coving, spotlight lighting, 2x central heating radiator, UPVC double glazed velux window, UPVC double glazed bifolding door, UPVC double glazed door to rear, oak flooring.

## WC

Spotlight lighting, wall mounted wash basin with mixer tap, low level WC, oak flooring.

## Kitchen

Spotlight lighting, UPVC double glazed window, UPVC double glazed velux window, central heating radiator, wall and base units, marble effect laminate worktops, 4 ring gas hob, stainless steel sink with mixer tap and draining board, integrated dishwasher, space for fridge freezer, plumbing for washing machine, UPVC double glazed frosted door to side, tiled flooring.

## Landing

Coving, UPVC double glazed window, doors to bathroom and bedrooms 1, 2 and 3.

## Bedroom 1

Coving, UPVC double glazed bay window, central heating radiator, built in wardrobes and dressing table.

## Bedroom 2

Coving, UPVC double glazed window, central heating radiator, built in wardrobes.

## Bedroom 3

Coving, UPVC double glazed window, central heating radiator, built in wardrobes.

## Bathroom

Spotlight lighting, UPVC double glazed frosted window, central heating towel radiator, P-shaped bath with mixer tap and over the bath direct feed shower, vanity wash basin with mixer tap, dual flush WC, tiled flooring.

## Garage

UPVC double glazed window, electric strip lighting, up and over door to front, UPVC double glazed door to side, tile effect vinyl flooring.

## Rear External

Indian stone paved patio, gravel garden, raised decking.

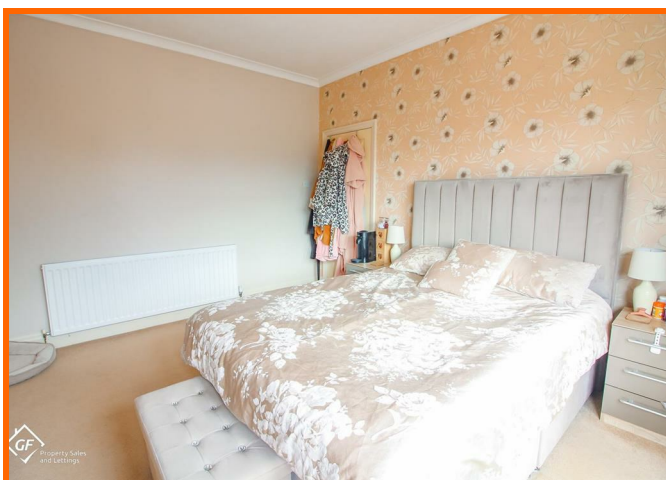
## Front External

Generous paved driveway with mature planted bed and electric vehicle charging point to side.



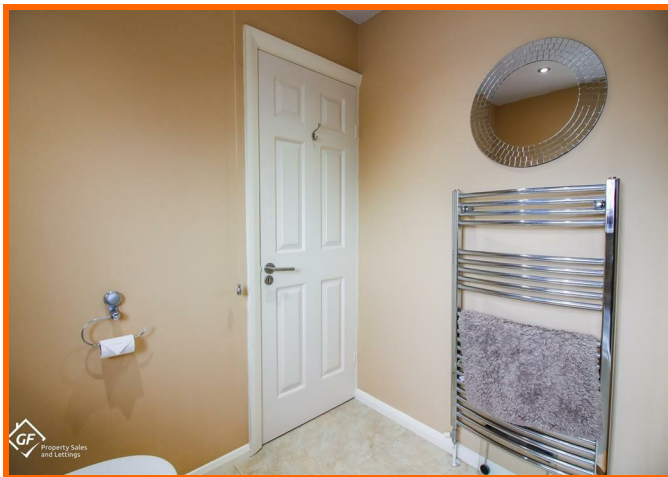


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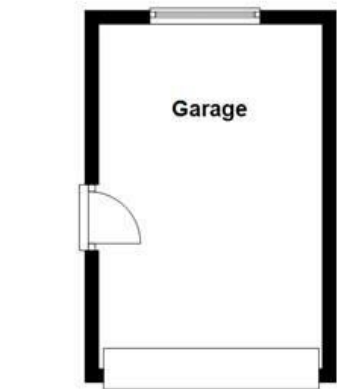
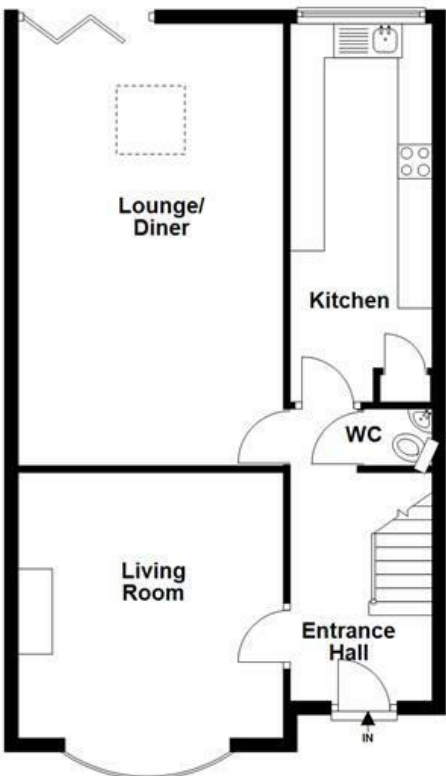
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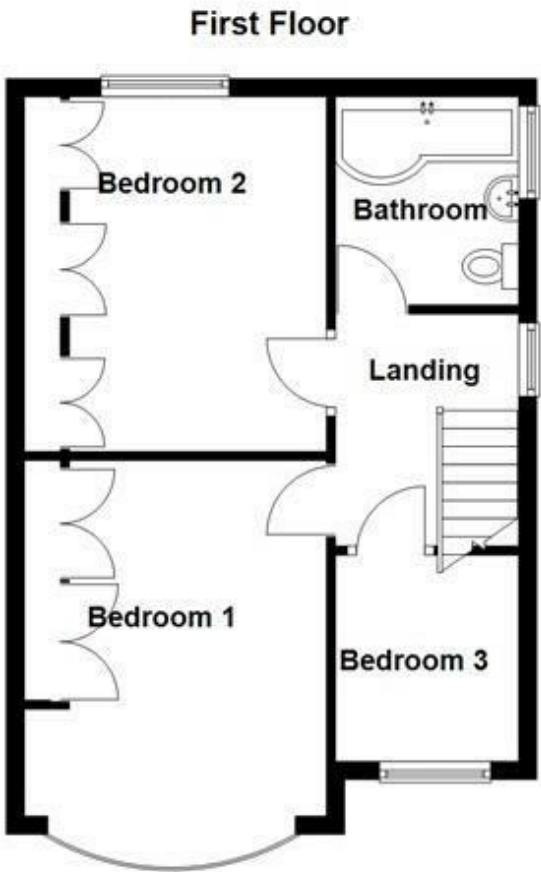
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# Take a nosey round

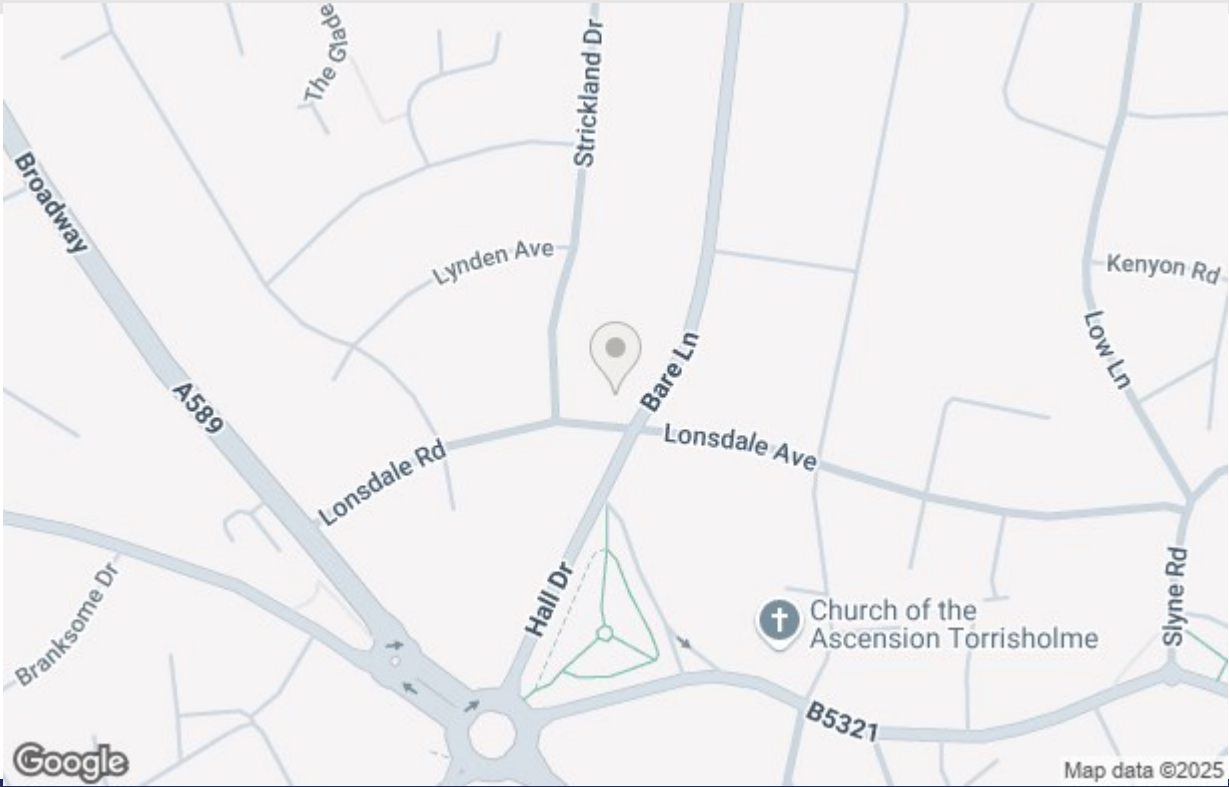


Ground Floor




First Floor

All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-64) D		67	
(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			
(69-80) C			
(55-68) D			
(49-54) E			
(21-54) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	