



52A Bare Lane,
Morecambe, LA4 6LL

52A, Bare Lane, Morecambe

The property at a glance



- First Floor Flat
- One Double Bedroom
- Kitchen & Bathroom
- Front Garden
- No Service Charge
- Garage (Lefthand side)
- Tenure: Leasehold - Share of Freehold
- Band: A
- EPC: D
- Sought After Location - No Upward Chain Delay!



Get in touch today

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info@gfproperty.co.uk
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£125,000

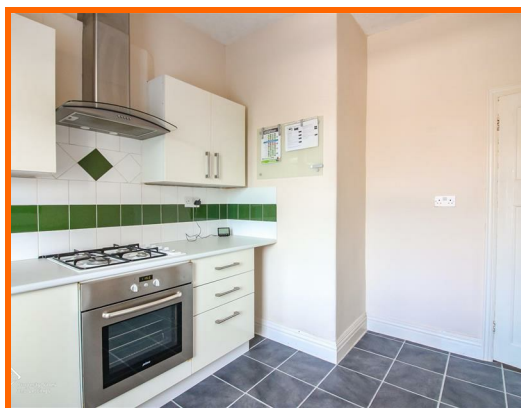
Get to know the property



Nestled in the charming area of Bare Lane, Morecambe, this delightful first-floor apartment offers a perfect blend of comfort and convenience. Built in 1935, the property boasts a generous 689 square feet of living space, making it an ideal choice for individuals or couples seeking a cosy yet spacious home. The apartment also boasts a generous loft space, perfect for storage or future conversions, subject to the relevant permissions.

Upon entering, you are welcomed into a bright and airy reception room that serves as the heart of the apartment. This inviting space is perfect for relaxation or entertaining guests. The well-appointed kitchen is adjacent, providing a functional area for culinary pursuits. The apartment features one double bedroom, ensuring a peaceful retreat at the end of the day. Additionally, there is a separate bathroom and WC, enhancing the practicality of the layout.

The property also benefits from a front garden, offering a pleasant outdoor space to enjoy the fresh air and a parking space suitable for one car. Situated in a sought-after location, this apartment enjoys excellent transport links, making commuting a breeze. The nearby village amenities and the beautiful seafront are just a short stroll away, providing a delightful array of shops, cafes, and recreational opportunities.





This charming apartment presents an excellent opportunity for those looking to embrace the coastal lifestyle in Morecambe. With its appealing features and prime location, it is not to be missed.

Entrance

Entrance via UPVC double glazed stained glass door to entrance vestibule with stairs to first floor.

Landing

Coving, picture rail, UPVC double glazed strained glass window, central heating radiator, storage cupboard, doors to bedroom, bathroom, kitchen, living room and WC.

Living Room

Coving, UPVC double glazed window, central heating radiator, electric fire with marble hearth.

Kitchen

UPVC double glazed window, central heating radiator, laminate worktops, gloss wall and base units, 4 ring gas hob, oven, space for fridge freezer, stainless steel sink with traditional taps and draining board, plumbing for washing machine.

Bedroom

Coving, UPVC double glazed window, central heating radiator.

Bathroom

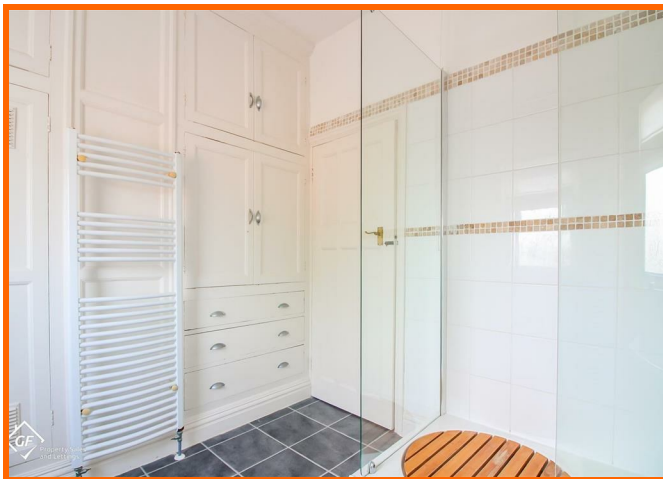
UPVC double glazed frosted window, bath with traditional taps, walk in direct feed rainhead shower, pedestal wash basin with traditional taps, central heating towel radiator, 2x built in storage cupboards, partially tiled walls, tile effect vinyl flooring.

WC

UPVC double glazed frosted window, low level WC, tile effect vinyl flooring.



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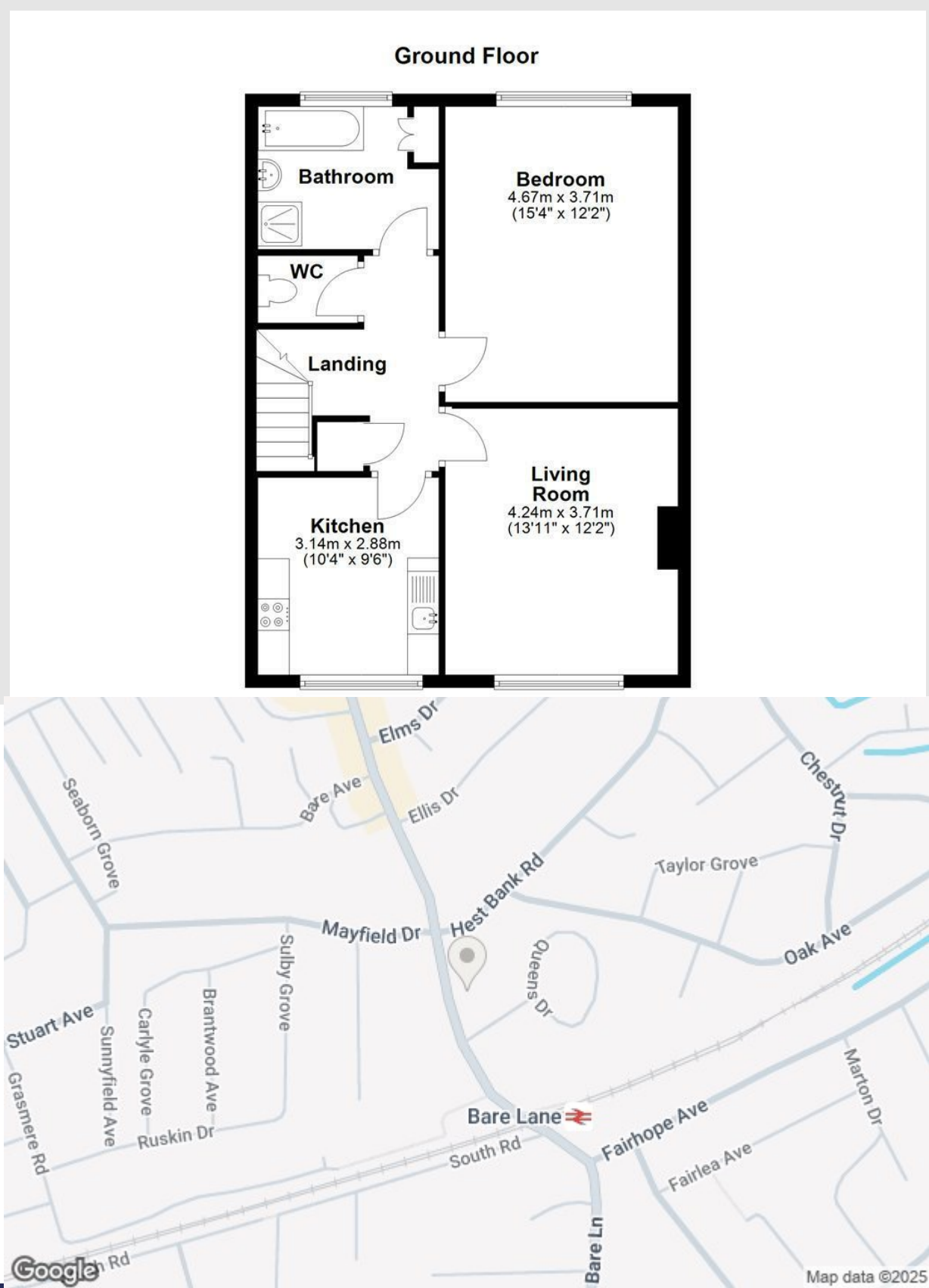
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Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(45-54) E	
(35-44) F	
(25-34) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(45-54) E	
(35-44) F	
(25-34) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC