



Property Sales
and Lettings

12 Victor Avenue, Bare,
Morecambe, LA4 6JX

12, Victor Avenue, Bare, Morecambe

The property at a glance

2  1  1 

- Semi Detached Property
- Two Double Bedrooms
- Lounge & Kitchen
- 3 Piece Bathroom
- Lovely Rear Garden
- Offered With No Chain Delay!
- Tenure: Freehold
- Property Band: B
- EPC:
- Cul-de-sac Location In Bare!



Get in touch today

01524 401402
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£200,000

Get to know the property

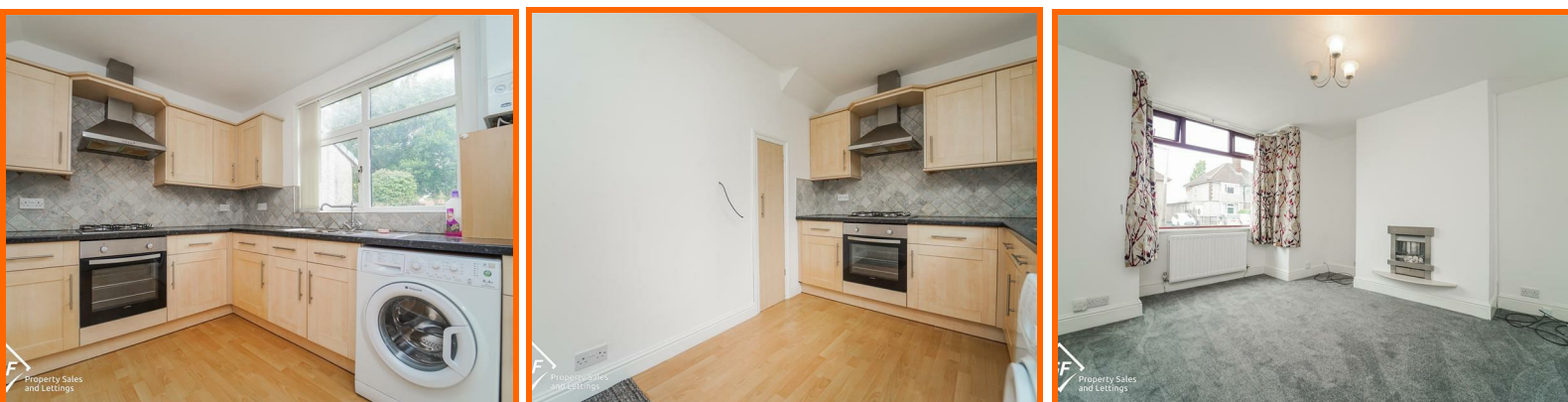


Nestled on Victor Avenue in the charming coastal town of Morecambe, this delightful end terrace house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a generous reception room, perfect for entertaining guests or enjoying quiet evenings with family.

The accommodation includes a spacious double bedroom, providing ample space for relaxation and rest, alongside a second well-proportioned bedroom that can serve as a guest room, study, or children's room. The layout is thoughtfully designed to maximise both space and functionality, making it ideal for a variety of lifestyles.

Outside, the property features off-road parking, ensuring convenience and ease for residents and visitors alike. The laid-to-lawn rear garden offers a lovely outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding in a tranquil setting.

This end terrace house on Victor Avenue is not just a property; it is a place where memories can be made. With its appealing features and prime location, it is sure to attract interest from those looking to settle in the picturesque surroundings of Morecambe. Don't miss the chance to make this charming house your new home.





Entrance Hall

UPVC door into entrance hall, radiator, smoke alarm, thermostat, laminate flooring, doors to kitchen, living room and stairs to first floor.

Living Room

UPVC bay window, radiator, living flame inset fireplace and TV point

Kitchen

Two UPVC windows, radiator, mix of wall and base units with laminate worktops, oven with four ring gas hobs, extractor fan, one and a half bowl sink with mixer tap, tiled splash back, space for fridge/freezer and washing machine, boiler, CO2 alarm, door to under stair storage, UPVC door to rear.

First Floor

Landing

Smoke alarm, bedroom one, two and bathroom.

Bedroom One

UPVC window and radiator.

Bedroom Two

Window and radiator.

Bathroom

Bi folding door into bathroom, UPVC window, dual flush WC, wall mounted wash basin with traditional taps, panel bath with traditional taps, direct feed mixer shower over bath, extractor fan, fully tiled surround and vinyl flooring.

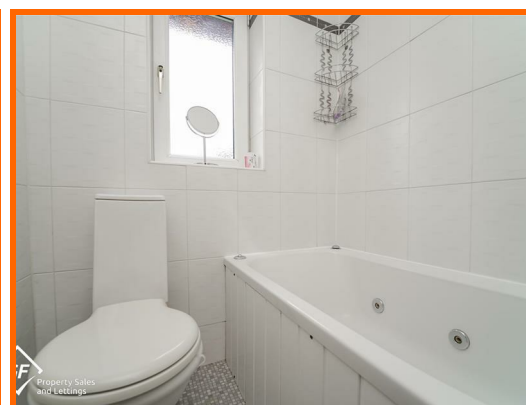
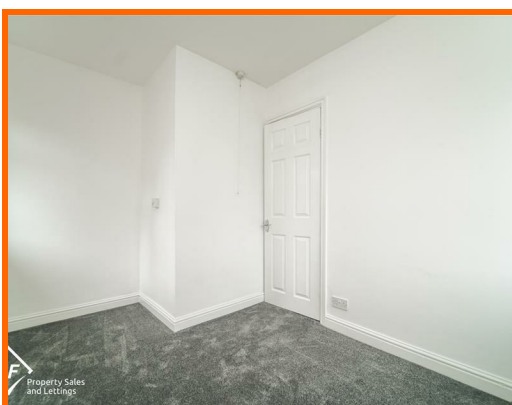
External

Front

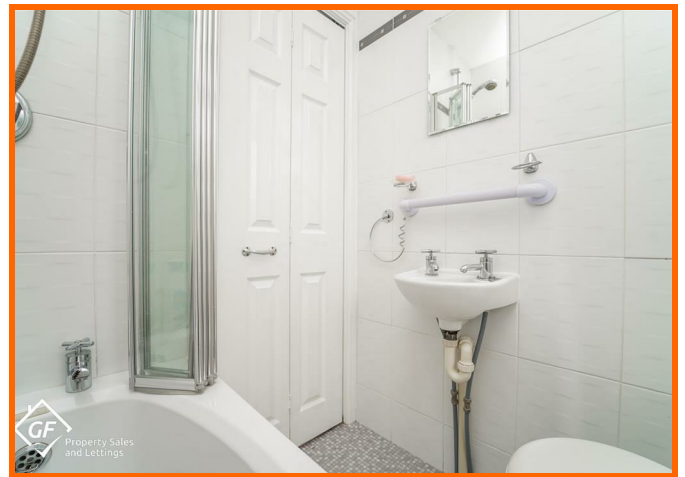
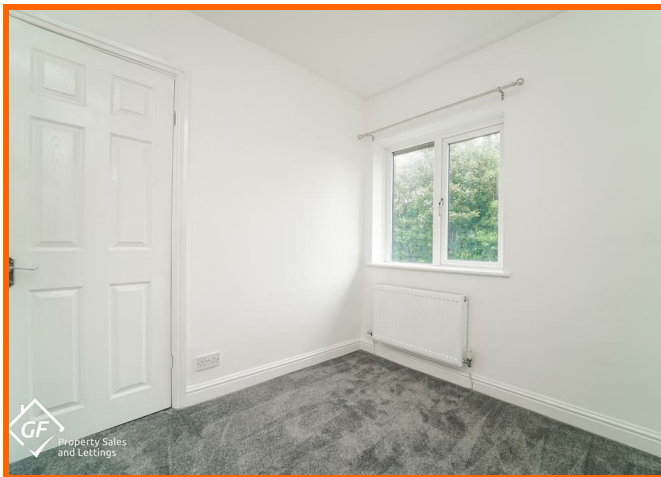
Off road parking for 3 plus cars and access to rear via gate.

Rear

Patio area, laid to lawn and mature shrubs.



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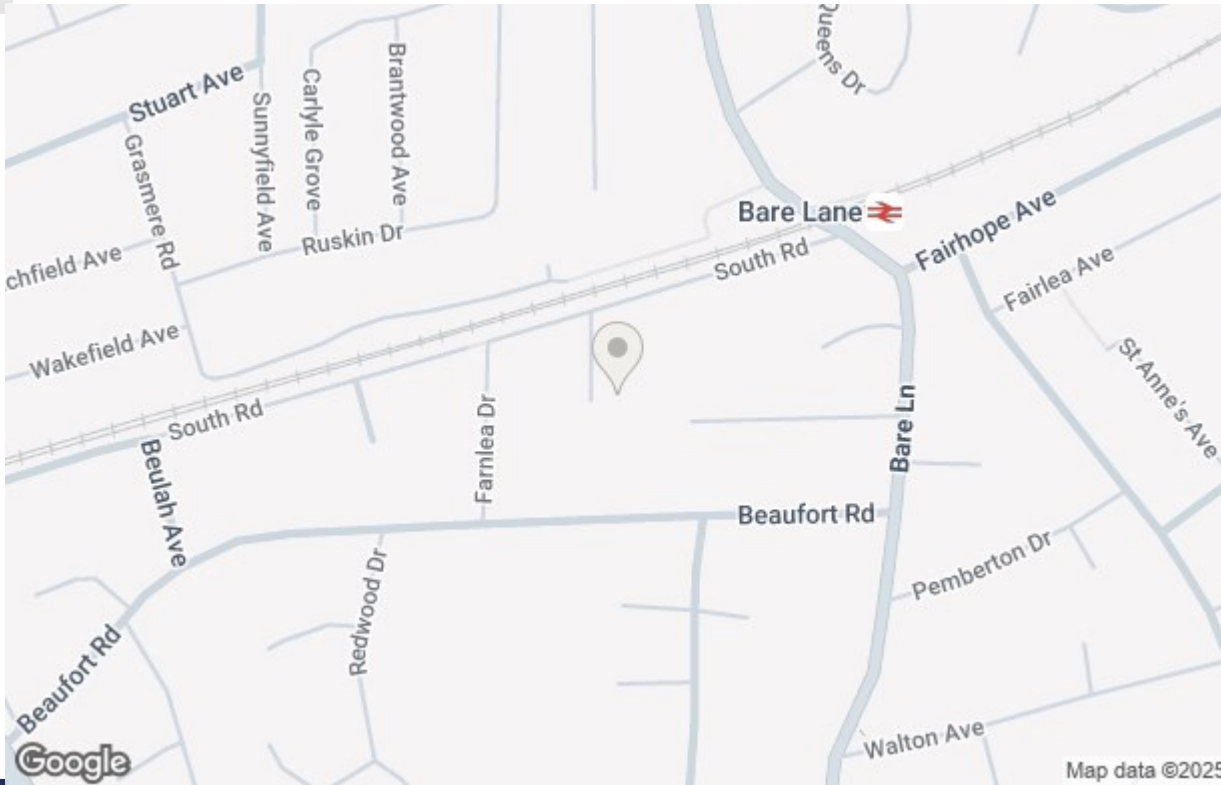
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Take a nosey round



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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	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	