



15 Hamilton Road, Bare,
Morecambe, LA4 6RG

15, Hamilton Road, Bare, Morecambe

The property at a glance

2  1  2 

- Semi Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Three Piece Shower Room
- Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking And Garage
- Freehold - No Upward Chain
- Council Tax Band: C
- EPC Rating: TBC



Get in touch today

01524 401402
info@gfproperty.co.uk
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£230,000

Get to know the property



A GREAT PLACE TO SETTLE DOWN INTO!

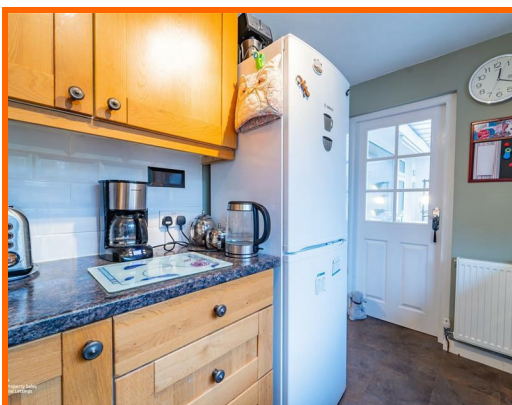
Nestled on the charming Hamilton Road in Morecambe, this delightful 2-bedroom semi-detached bungalow is a true gem waiting to be discovered.

Step inside to find a cozy abode offering versatile living spaces, including two reception rooms - one of which is perfectly suited to be a family dining room where cherished memories can be made over meals together.

The property boasts a convenient garage, providing not only secure parking but also additional storage space for all your belongings.

Both bedrooms are generously sized, providing a peaceful retreat at the end of a long day. The flexible layout includes a spacious main reception room, ideal for unwinding after a busy day or hosting gatherings with friends and family.

With its practical features and inviting atmosphere, this home offers comfortable and adaptable living spaces that can be tailored to suit your lifestyle. Don't miss the opportunity to make this charming bungalow your own and create a lifetime of memories in this wonderful space.





Ground Floor

Vestibule

1.04m x 0.86m (3'5 x 2'10)

Composite entrance door and door to hall.

Hall

3.51m x 2.29m (11'6 x 7'6)

Central heating radiator, loft access, coving, storage cupboard and doors to two reception room, two bedrooms and shower room.

Reception Room One

4.88m x 3.53m (16' x 11'7)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, gas fire in decorative surround and TV point.

Reception Room Two

3.28m x 2.13m (10'9 x 7)

UPVC double glazed window, central heating radiator, coving and open access to kitchen.

Kitchen

3.28m x 2.13m (10'9 x 7)

UPVC double glazed window, central heating radiator, hardwood wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, space for freestanding oven, extractor hood, tiled splash back, plumbing for dishwasher and washing machine, space for dryer, tiled floor and door to sunroom.

Sunroom

3.56m x 3.05m (11'8 x 10)

UPVC double glazed window, central heating radiator, tiled floor and UPVC double glazed door to rear.

Bedroom One

3.63m x 3.35m (11'11 x 11)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bedroom Two

3.10m x 2.84m (10'2 x 9'4)

UPVC double glazed window, central heating radiator and coving.

Shower Room

1.98m x 1.93m (6'6 x 6'4)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower, tiled elevations and tiled floor.

External

Front

Paved area, bedding area and paved drive leading to garage.

Rear

Paved area, bedding areas, wooden storage shed and garage.

Garage

5.46m x 2.49m (17'11 x 8'2)

Up and over door and UPVC door to side.

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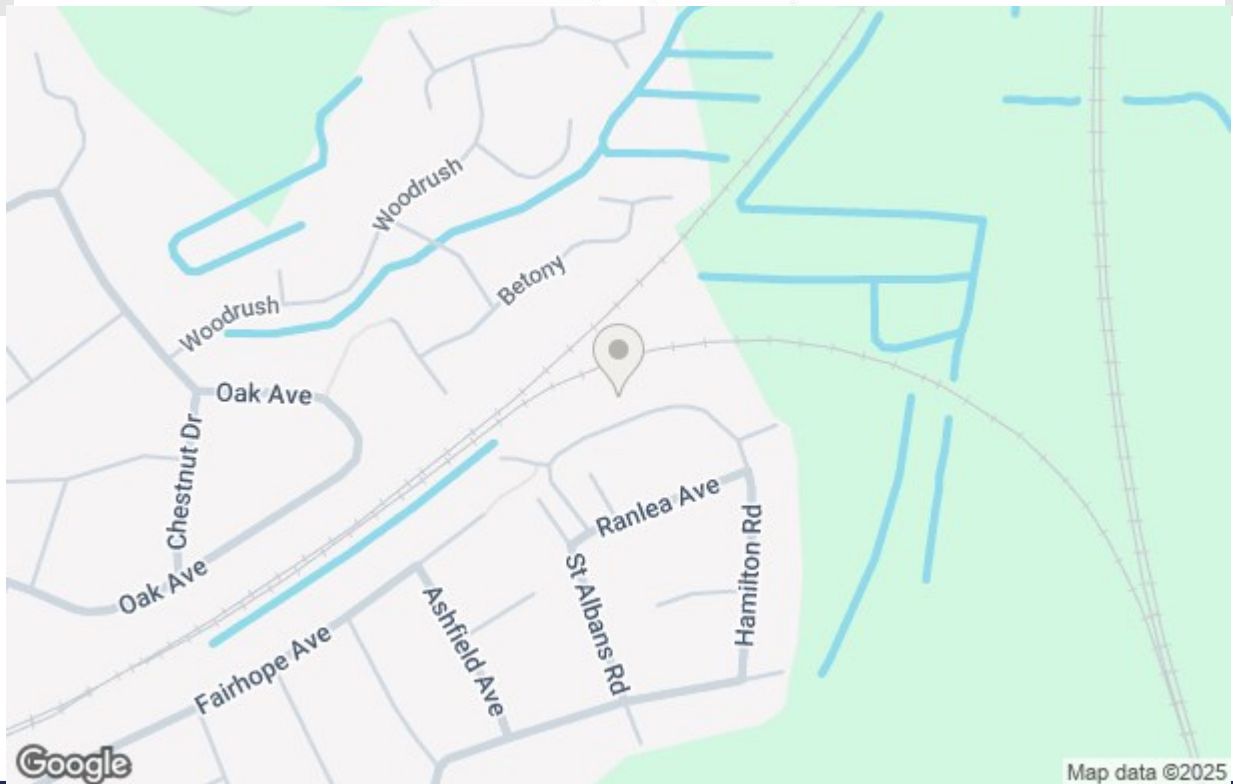
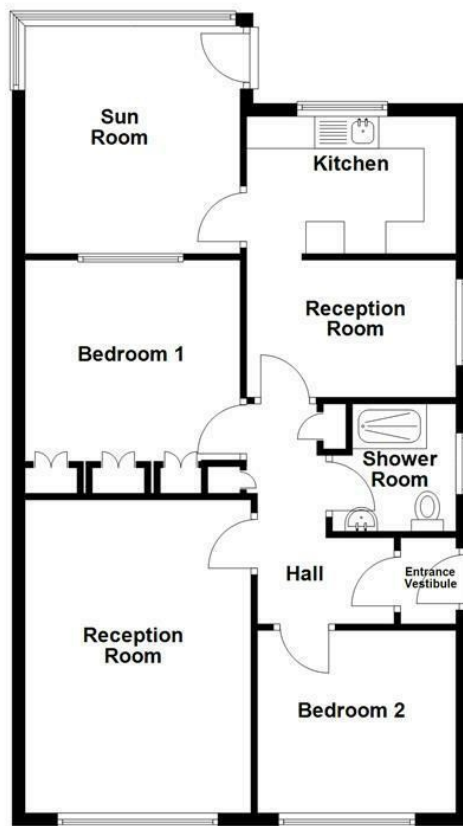


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Take a nosey round

Ground Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	