



Flat 48, Elms Hall Elms
Road, Bare,
Morecambe, LA4 6DD

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The property at a glance



- Ground Floor Bungalow Style Apartment In Secure Gated Community
- For Over 55's - Stunning Village Location
- Spacious Siematic Dining Kitchen
- 2 x Double Doors Open To Wraparound Patio
- Two Double Bedrooms
- Large Bathroom & En-Suite Shower Room
- Secure Parking Next To Property
- CTB: D Tenure: Leasehold
- EPC: D
- Coastal Walks & Excellent Transport Links



Get in touch today

01524 401402
info@gfproperty.co.uk
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£260,000

Get to know the property



Nestled in the charming, quiet area of Elms Road, Bare, Morecambe, this delightful semi-detached bungalow offers a unique opportunity for those seeking a comfortable and convenient lifestyle. Built in 2013 and spans an impressive 915 square feet and is designed specifically for the over 55s, ensuring a peaceful and secure living environment within a gated complex.

Upon entering, you will find a spacious reception room that welcomes you with warmth and light, perfect for relaxation or entertaining guests. The property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. With two well-appointed bathrooms, convenience is at your fingertips, making daily routines effortless.

The heart of the home is undoubtedly the stylish Siematic kitchen and dining room, where culinary delights can be prepared and enjoyed. This modern space is ideal for hosting family and friends, creating a perfect blend of functionality and elegance.

Situated in a central village location, this bungalow is just a stone's throw away from the beautiful sea, local amenities, and excellent transport links, making it easy to explore the surrounding area. Additionally, the property includes parking for one vehicle, adding to the convenience of this lovely home.

This semi-detached bungalow is not just a property; it is a lifestyle choice, offering comfort, security, and a vibrant community atmosphere. Whether you are looking to downsize or simply seeking a tranquil retreat, this home on Elms Road is sure to impress.





Hallway

Shared entrance hall, front door into entrance hall, coving, smoke alarm, Co2 alarm, alarm control system, telecom, doors to utility, bathroom, kitchen/diner, sitting room, bedroom one and two.

Utility

Wall and base units with laminate worktops, hot water tank, ventilation control system, plumbing for washing machine and laminate flooring.

Kitchen/Diner

UPVC window, radiator, mix of wall and base units with laminate worktops, integrated oven in high rise unit, integrated microwave, four ring halogen hob, extractor fan, acrylic splash back, one and a half bowl sink with mixer tap, integrated fridge/freezer, wine fridge and dishwasher, spotlights, pendant lighting, ventilation system, laminate flooring, opening to sitting room and UPVC double doors to rear.

Sitting Room

Two UPVC windows, radiant, pendant lighting, coving, TV point, opening to sitting room and UPVC double doors to the patio.

Bedroom One

UPVC window, radiator, built in wardrobes with sliding doors, opening into walk in wardrobe and door to en suite.

En Suite

Radiator, dual flush WC, wall mounted wash basin with mixer tap, shower cubicle with direct feed shower, fully tiled surround, extractor fan and tiled flooring.

Bedroom Two

UPVC window and radiator. A versatile second bedroom which could be used as an office/ snug.

Bathroom

Radiator, dual flush WC, wall mounted wash basin, panel bath with mixer tap and rinse head attached, extractor fan, heated towel rail, fully tiled surround and tiled flooring.

External

Rear

Large, wraparound patio area, laid to lawn with mature shrubs. Ideal for those who enjoy gardening and sitting out in the sunshine.



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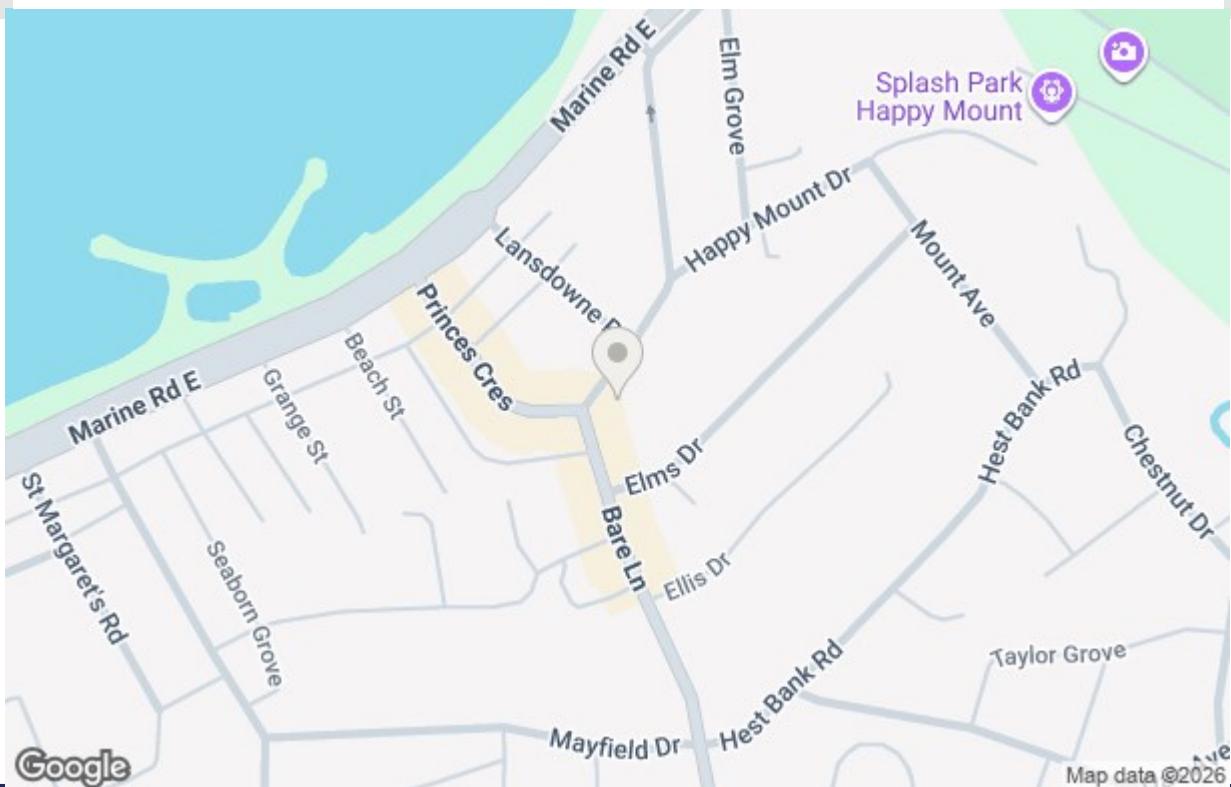
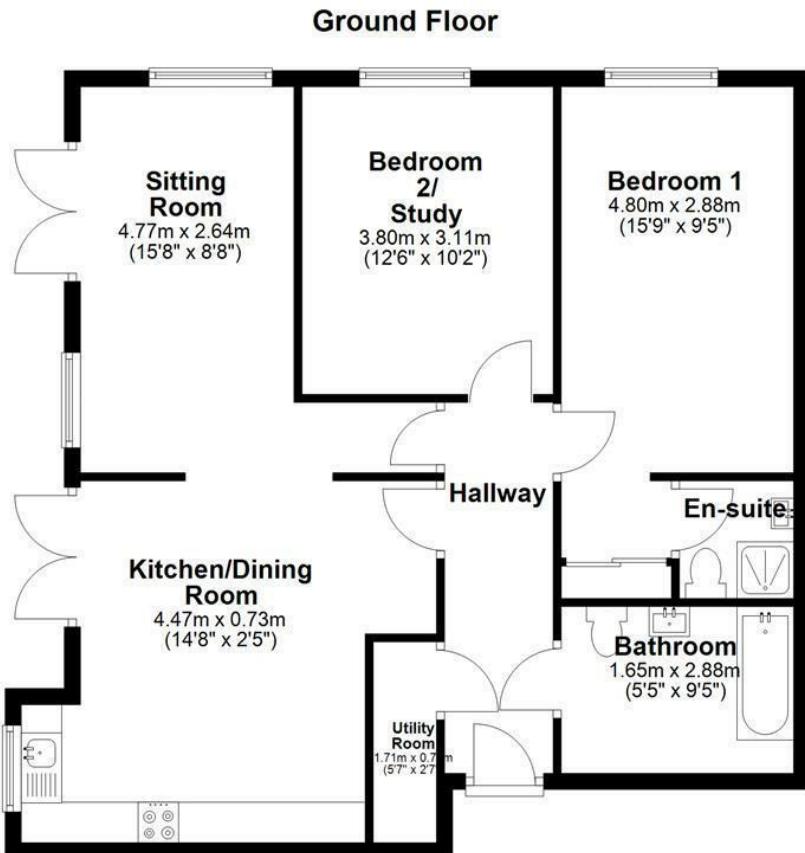
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		88
(81-91)	B		
(69-80)	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 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 2002/91/EC		