



32 Fairlea Avenue, Bare,  
Morecambe, LA4 6JY

32, Fairlea Avenue, Bare, Morecambe

## *The property at a glance*



- Versatile Semi Detached Bungalow
- Lovely, Enclosed Rear Garden
- Spacious Lounge
- Kitchen Diner
- Driveway & Garage
- Tenure: Freehold
- Property Band: C
- EPC: D
- Sought After Village Location - Excellent Transport Links
- Offered With No Chain Delay



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £210,000

# Get to know the property



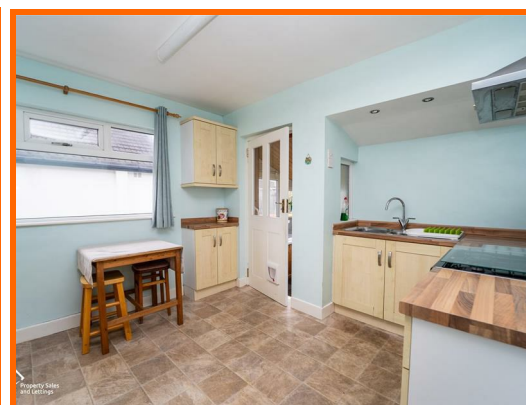
Nestled on Fairlea Avenue in the charming area of Bare, Morecambe, this semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. With a spacious double bedroom, this property is perfect for couples, or individuals looking for a peaceful retreat.

The cosy reception room offers a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The lovely kitchen and dining room provide a delightful space for culinary pursuits and family meals, making it the heart of the home.

One of the standout features of this bungalow is the low-maintenance rear garden, which offers a private outdoor space to enjoy the fresh air without the burden of extensive upkeep. Additionally, off-street parking ensures convenience and ease for residents and visitors alike.

Situated in a desirable location, this property is close to local amenities and the beautiful Morecambe coastline, making it an attractive option for those who appreciate both convenience and leisure. With its potential for personalisation and improvement, this bungalow is a wonderful opportunity for anyone looking to create their ideal living space. Don't miss the chance to make this charming property your own.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.





### Entrance

UPVC double glazed frosted window, UPVC double glazed frosted stained leaded door, central heating radiator, storage cupboard, doors leading to hallway and reception room.

### Reception Room

UPVC double glazed window, central heating radiator, fireplace with marble hearth and surround.

### Kitchen

2 x UPVC double glazed frosted windows, 2 x UPVC double glazed windows, three spotlights, central heating radiator, shaker style base units with wood effect laminate worktops, one and a half stainless steel sink with mixer tap, freestanding double electric oven with four ring gas hob, extractor hood, lino floor, door leading to utility.

### Utility

2 x UPVC double glazed windows, UPVC double glazed door leading to rear, plumbing for washing machine and space for dryer.

### Hallway

Loft access, smoke alarm, storage cupboard, concealed Baxi combination boiler, doors leading into entrance room, reception room, bedroom, kitchen, and bathroom.

### Bathroom

UPVC double glazed frosted window, full tile walls, central heating towel radiator, dual flush WC, pedestal sink with mixer tap, direct feed shower cubicle, lino floor.

### Bedroom

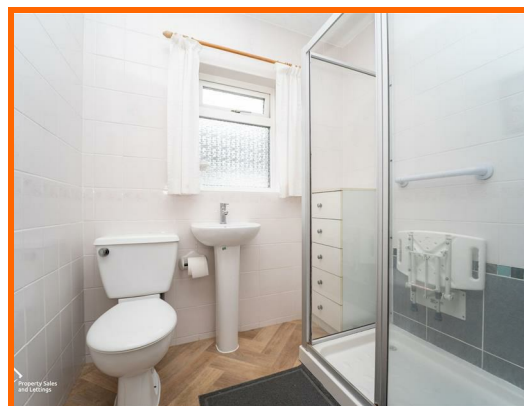
UPVC double glazed window, central heating radiator.

### Front Garden

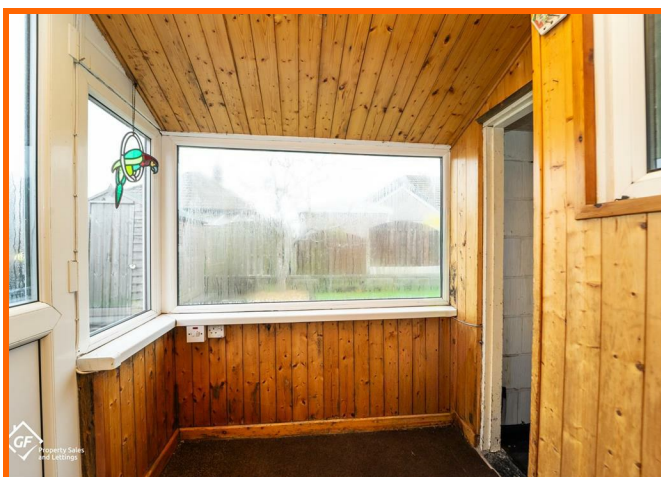
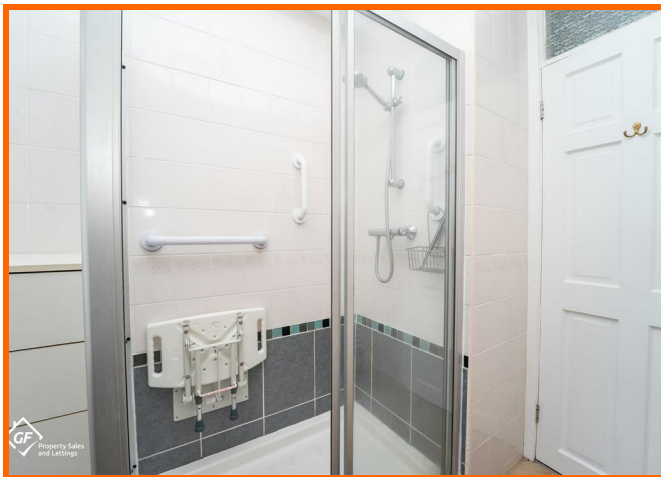
Block paving, tarmac driveway leading to side of house.

### Rear Garden

Flagged with shed, stones and Astro turf.



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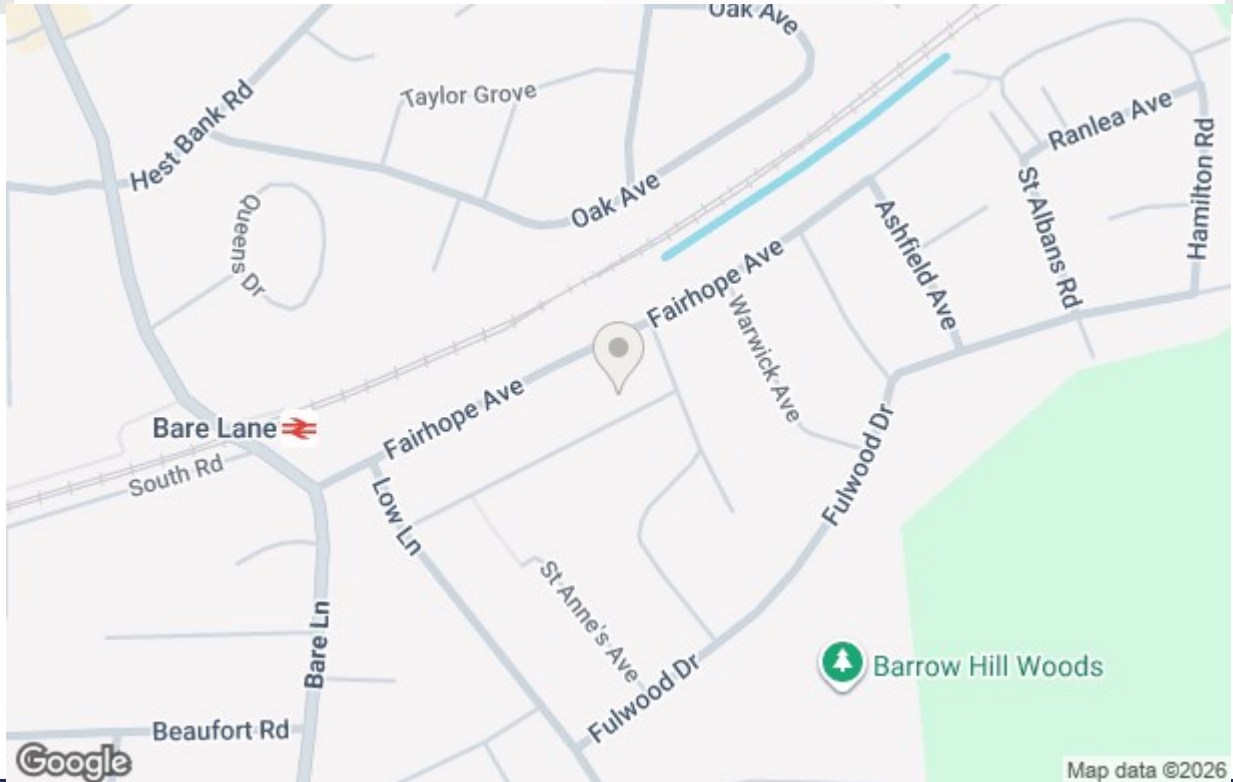
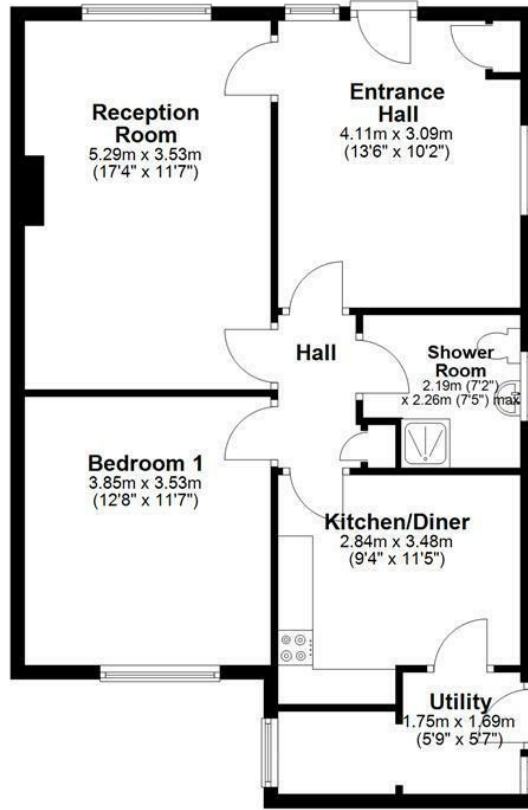
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# Take a nosey round

## Ground Floor

Approx. 70.5 sq. metres (759.1 sq. feet)



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(65-80) <b>B</b></p> <p>(55-64) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	