



12 Elms Road, Bare,  
Morecambe, LA4 6AP

12 Elms Road, Bare, Morecambe

## *The property at a glance*

3  2  2 

- Unique Detached Property
- Three Bedrooms Plus Office/Study
- Two Reception Rooms
- Stylish Kitchen Diner
- Bathroom & En-Suite
- Detached Garage & Parking
- Enclosed Rear Garden
- Tenure: Freehold
- Property Band: E
- EPC: D



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01524 401402  
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# £475,000

# Get to know the property



Nestled on Elms Road in the charming area of Bare, Morecambe, this stunning detached property presents an exceptional opportunity for families and individuals alike. With its prime location just a stone's throw from the seafront and in close proximity to local schools, this home is perfectly positioned for both convenience and leisure.

Boasting three spacious bedrooms plus study this residence offers ample space for relaxation and privacy. The two well-appointed reception rooms provide versatile areas for entertaining guests or enjoying quiet family time. The stylish kitchen diner is a highlight of the home, designed to be both functional and inviting, making it the perfect space for culinary enthusiasts and family gatherings.

Outside, the property features a large driveway that can accommodate up to four vehicles, ensuring that parking is never a concern. The lovely rear garden is an ideal retreat for outdoor activities, gardening, or simply unwinding in the fresh air.

This remarkable home is offered with no chain delay, allowing for a smooth and efficient purchase process. Whether you are looking to settle down in a vibrant community or seeking a sound investment, this property on Elms Road is not to be missed. Embrace the opportunity to make this delightful house your new home. Offered with no chain delay.

Please note we have added AI furniture to the pictures to give an idea of what the property looks like furnished.

\*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 £75 inclusive of VAT and will be charged before the offer can be officially accepted.

## Entrance

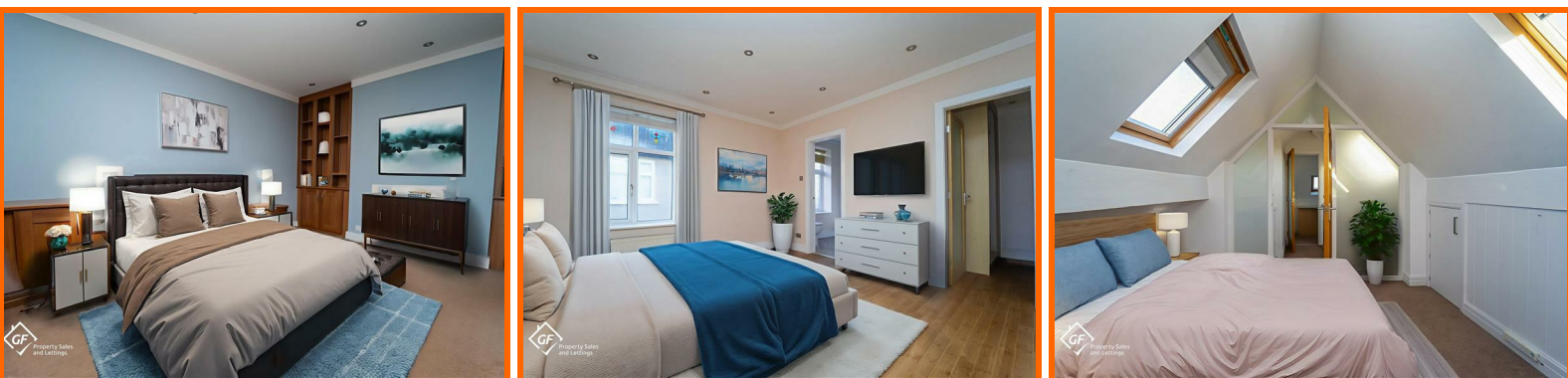
UPVC double glazed vestibule.

## Vestibule

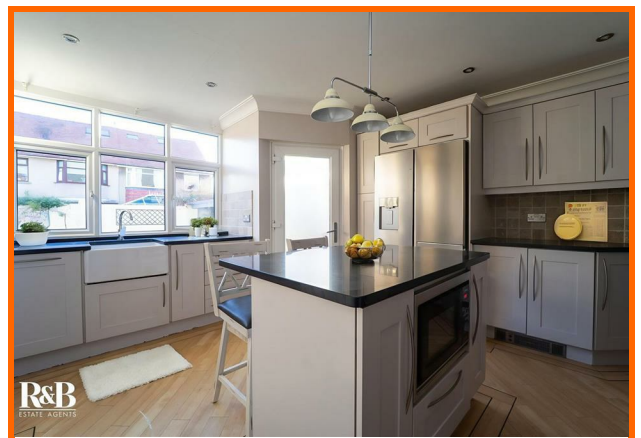
Wood laminate floor, door to understorey storage, door to hall.

## Hall

UPVC double glazed window, central heating radiator, coving, wood paneled elevations, spot lighting, wood laminate floor, door to reception rooms 1 & 2, kitchen and stairs to first floor.



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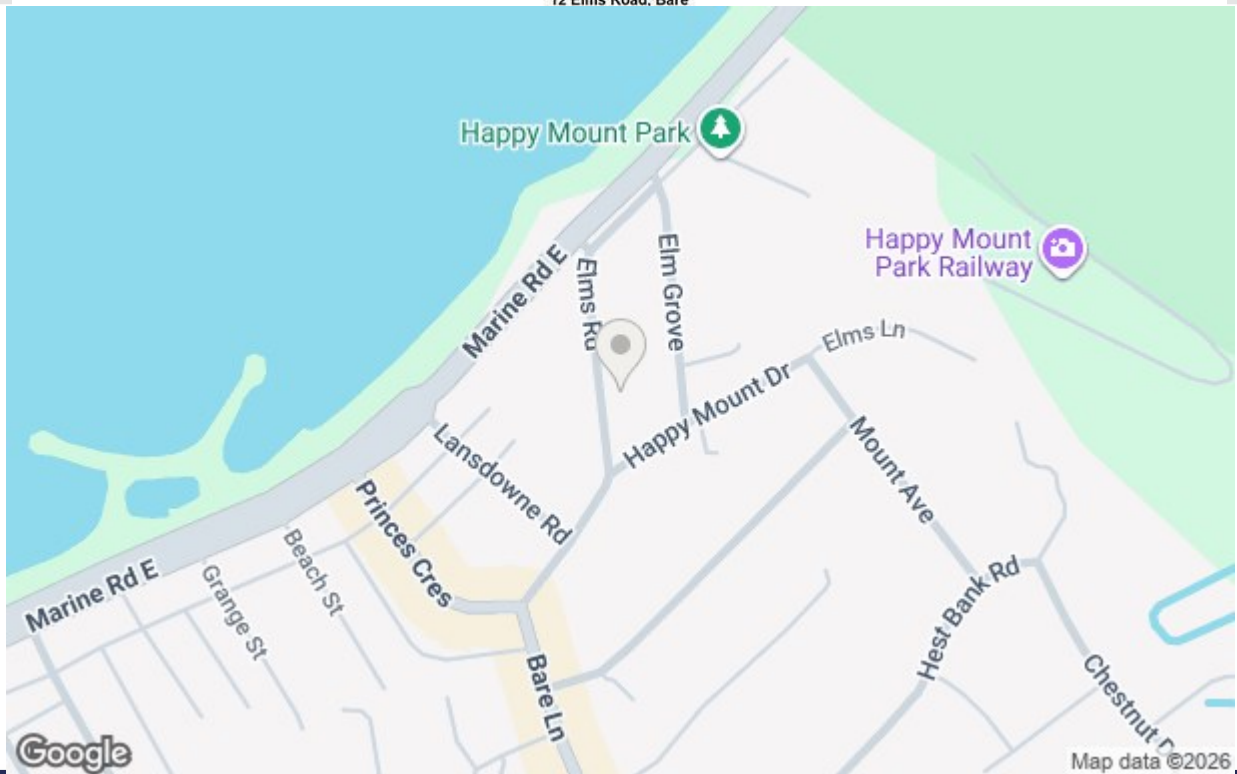
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# Take a nosey round



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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | 68   | 77  |