



39 Fulwood Drive, Bare,  
Morecambe, LA4 6QX

39, Fulwood Drive, Bare, Morecambe

## *The property at a glance*

2  1  1 

- Ideal for investors
- Two good sized bedrooms
- Lovely conservatory
- Off street parking
- Garage
- Private rear garden
- Fantastic location
- EPC rating:
- Council tax band: C
- Tenure: Freehold



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £210,000

# Get to know the property



Nestled in the charming area of Fulwood Drive, Morecambe, this delightful bungalow presents an excellent opportunity for both investors and those seeking to create their dream home. With two well-proportioned bedrooms and a conveniently located bathroom, this property is designed for comfortable living.

The spacious reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests. The bungalow also boasts a garage and off-street parking, ensuring that convenience is at your fingertips.

Situated in a desirable location, this property benefits from the tranquil surroundings of Morecambe while remaining close to local amenities and transport links. Whether you are looking to invest or to make your mark on a new home, this bungalow is a fantastic choice. Embrace the potential this property has to offer and envision the possibilities that await you.

For further information, please contact the office at your earliest convenience.





### Vestibule

UPVC double glazed window, UPVC double glazed door, wood single glazed window, wood single glazed door leading to the hall.

### Hall

Smoke alarm, coving, loft access, wood floor, doors leading to bedroom one, bedroom two, reception, bathroom and kitchen.

### Reception room

UPVC double glazed window, gas central heating radiator, coving, gas fire tiled hearth and surround.

### Kitchen

UPVC double glazed window, wood single glazed window, tiled splashback, panelled wall and base units, laminate worktops, hood extractor, four ring gas hob, high rise electric oven, stainless steel sink with mixer tap, space for a fridge and a freezer, wood single glazed door leading to conservatory, vinyl floor.

### Conservatory

6x UPVC double glazed windows, composite roof, gas central heating radiator, UPVC double glazed door leading to rear.

### Bathroom

UPVC double glazed frosted window, gas central heating radiator, full tiled walls, dual flush w/c, pedestal sink with traditional taps, walk in main feed shower, vinyl floor.

### Bedroom one

UPVC double glazed window, gas central heating radiator, coving, built in wardrobes, wood floor.

### Bedroom two

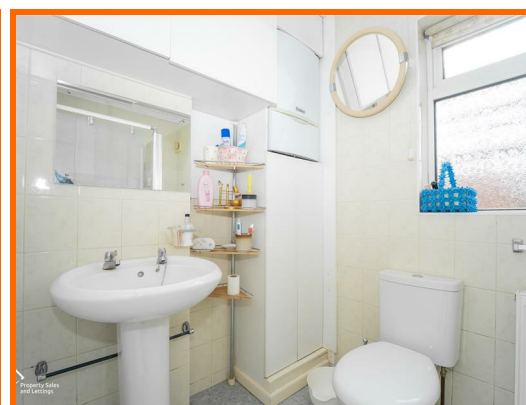
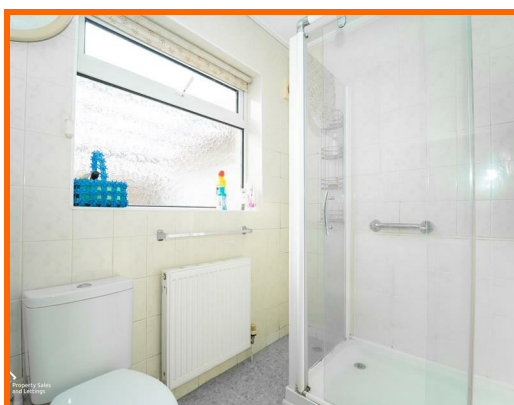
UPVC double glazed windows, gas central heating radiator.

### Front

Stones, mature shrubs, paved driveway leading to gates and car port.

### Rear

Paving, stones, mature shrubs, access to garage.



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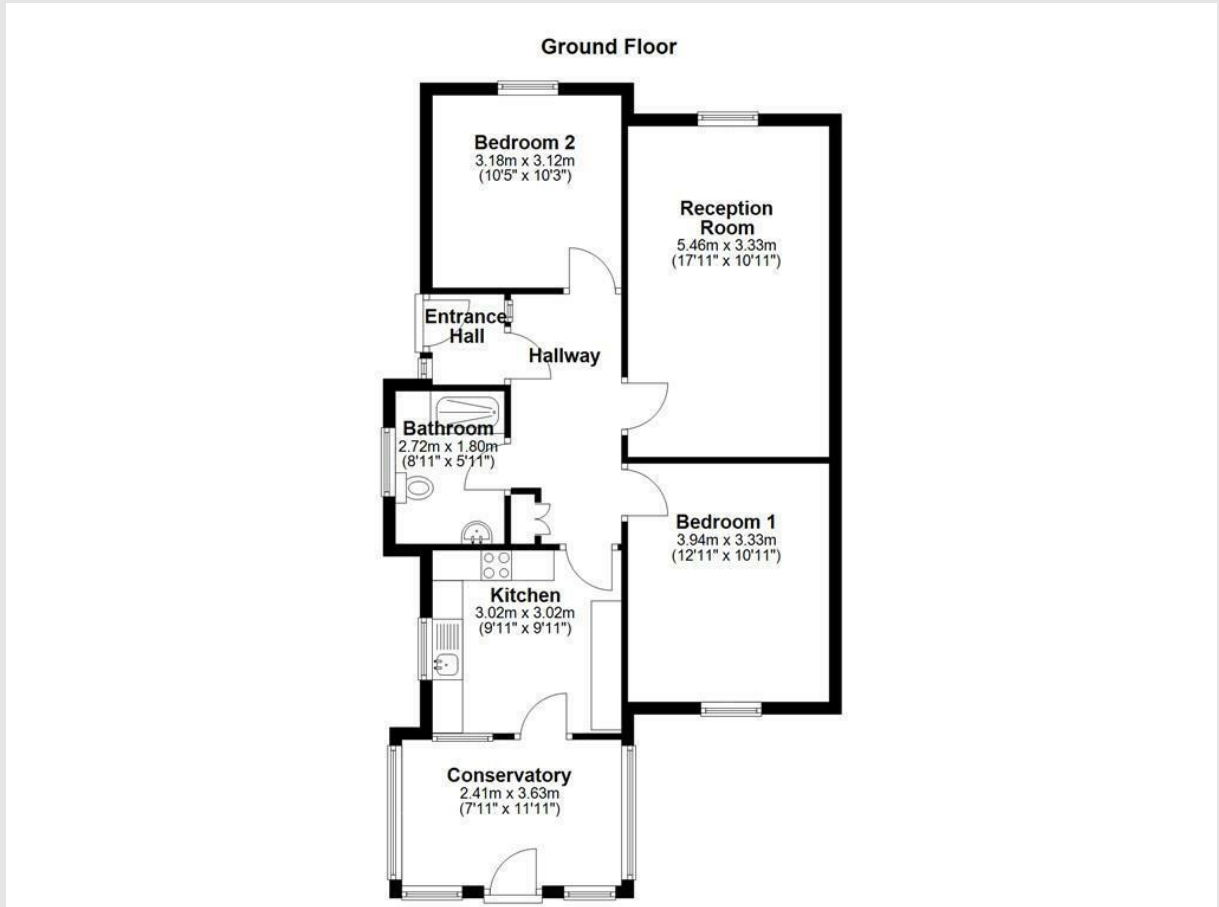
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<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>(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 environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	