



**R&B**  
ESTATE AGENTS

12 Elms Road, Bare,  
Morecambe, LA4 6AP

12, Elms Road, Bare, Morecambe

## The property at a glance

- 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

3 2 2

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[lancaster@rbstateagents.co.uk](mailto:lancaster@rbstateagents.co.uk)  
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**£495,000**

# 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.





## **Entrance**

UPVC double glazed vestibule.

## **Vestibule**

Wood laminate floor, door to understair 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.

## **Reception Room 1**

UPVC double glazed bay window, central heating radiator, coved ceiling, spot lighting, storage cupboard, wood laminate flooring.

## **Reception Room 2**

3 x UPVC double glazed windows, 2 vertical central heating radiators, media wall, integrated fireplace, coved ceiling, spotlighting, wood laminate flooring.

## **Kitchen**

UPVC double glazed window, central heating radiator, ceramic Belfast sink with mixer tap and drain ridges, integrated dishwasher, microwave, separate oven, American style fridge freezer, wall and base units with granite worktops and tiled splash, coved ceiling, wood laminate floor, spotlighting, door to boiler cupboard/ storage and rear porch.

## **Utility Room**

Housing boiler, plumbing for washing machine and space for dryer.

## **Rear Porch**

UPVC double glazed window, tiled floor, door to rear.

## **Landing**

UPVC double glazed window, central heating radiator, door to bedrooms 2 & 3, showeroom and stairs to second floor landing.

## **Bedroom 1**

UPVC double glazed window, central heating radiator, spotlighting, coved ceiling, laminate floor, door to en-suite, walk-in wardrobe (6'8 x 5'5)

## **En-Suite**

UPVC double glazed window, central heating radiator, pedestal wash basin, mixer tap, panelled bath, mixer tap, direct feed shower, wood flooring, spotlighting and coved ceiling.

## **Bedroom 2**

UPVC double glazed window, central heating radiator, integrated storage, integrated wardrobes, coved ceiling, spotlighting.

## **Shower Room**

UPVC double glazed window, central heating radiator, WC, vanity wash basin with mixer tap, direct feed rainfall shower with rinse, spot lighting, coved ceiling, wood laminate floor, door to water tank cupboard.

## **Landing**

Velux window, door to bedroom 3, bedroom 4, storage.

## **Bedroom 3**

3 Velux windows, central heating radiator, integrated storage.

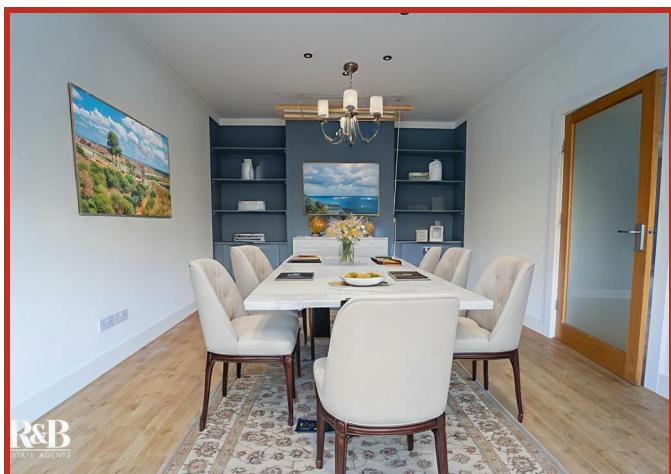
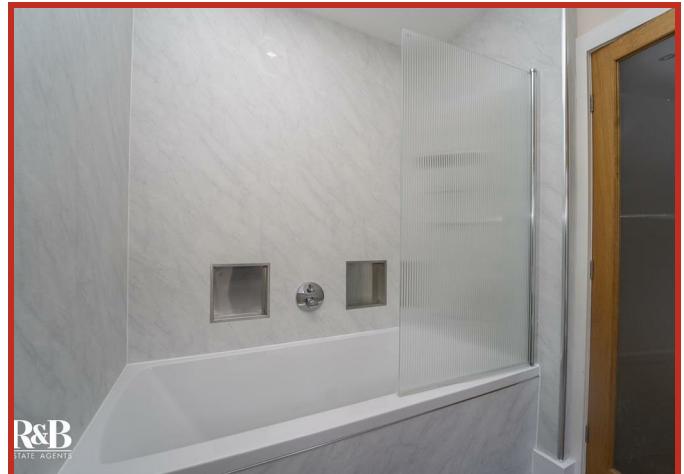
## **Office/ Study**

Velux window, central heating radiator.

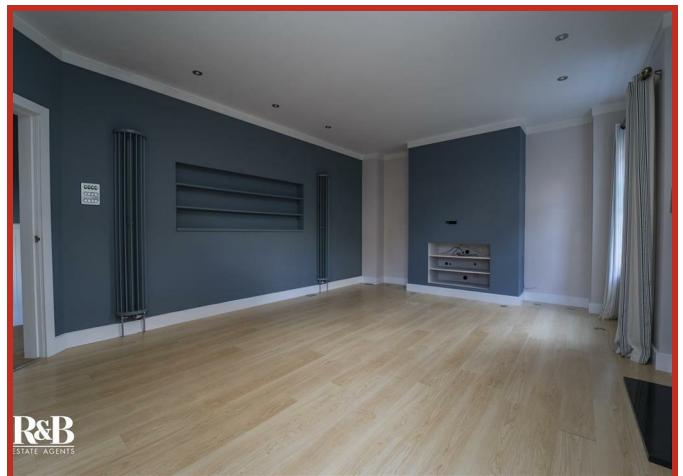
## **External**

Driveway providing parking, detached garage and lovely rear garden.

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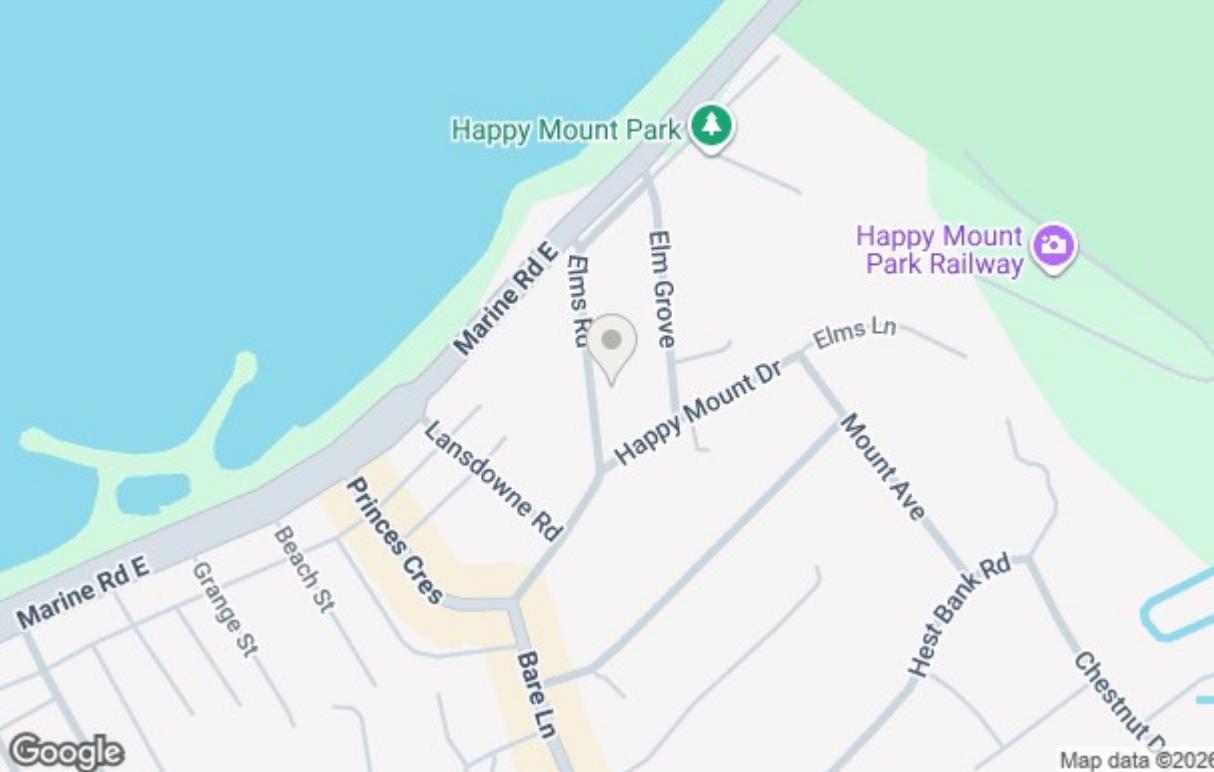
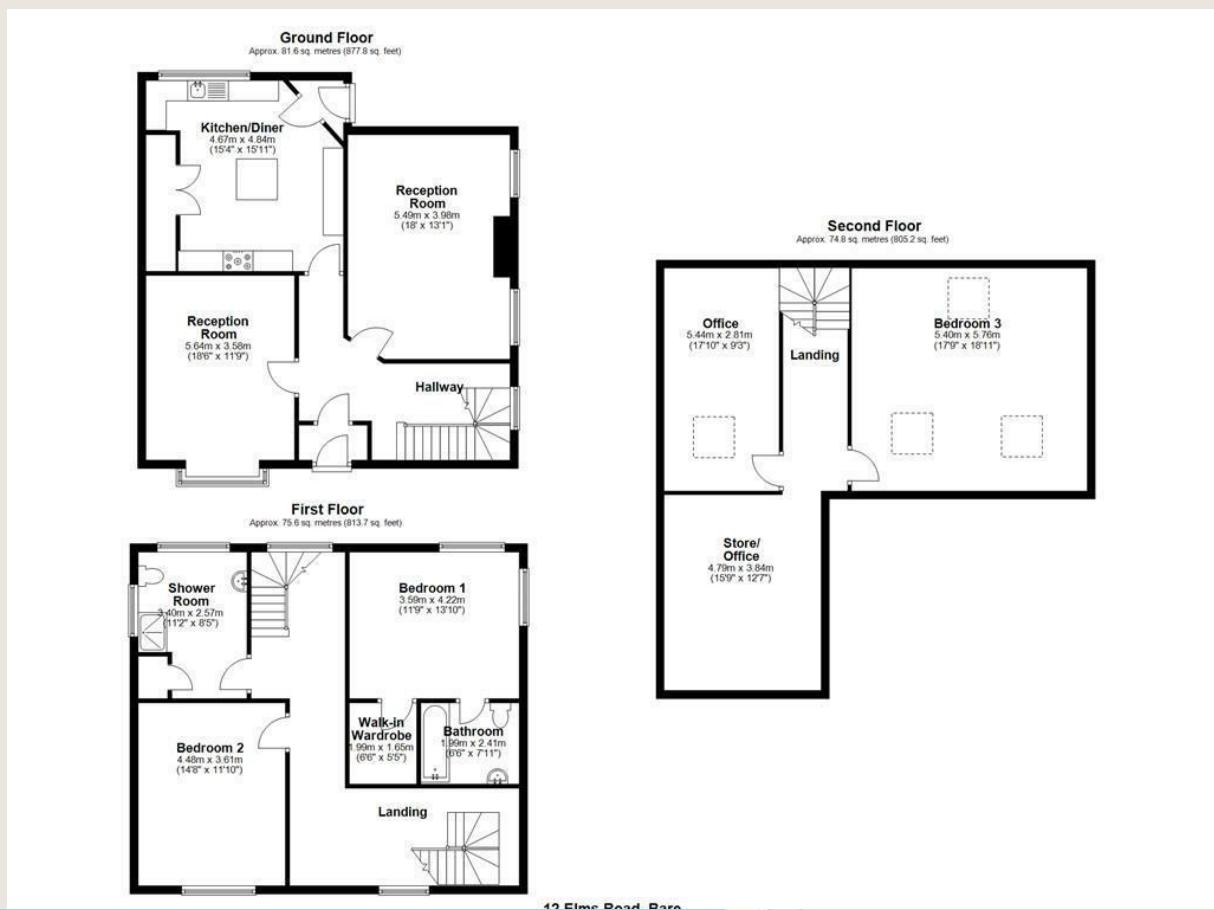


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# Take a nosey round



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
EU Directive 2002/91/EC		