



R&B
ESTATE AGENTS

13 Warwick Avenue, Bare,
Morecambe, LA4 6LF

13, Warwick Avenue, Bare, Morecambe

The property at a glance 2 1 1

- Semi Detached Property
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen Diner & Sun Room
- Driveway & Garage
- Front & Rear Garden
- Tenure: Freehold
- Property Band: C
- EPC: TBC
- Sought After Location

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£225,000

Get to know the property



Nestled in the charming area of Warwick Avenue, Morecambe, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The bungalow features a spacious four-piece bathroom suite, ensuring that your daily routines are both comfortable and efficient. The two inviting reception rooms provide ample space for relaxation and entertaining, making it easy to host friends and family or simply unwind after a long day.

One of the standout features of this property is the garage, which offers secure parking and additional storage options. Furthermore, off-street parking is available, providing added convenience for residents and guests alike. The location is particularly advantageous, as it is in close proximity to local amenities, ensuring that shops, cafes, and essential services are just a short stroll away.

This bungalow is suitable for a variety of buyers, whether you are looking to downsize, invest, or find your first home. With its appealing layout and prime location, this property presents an excellent opportunity to enjoy a comfortable lifestyle in Morecambe. Do not miss the chance to make this lovely bungalow your new home.

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





Entrance Vestibule

UPVC double glazed frosted window, UPVC double glazed frosted door leading into porch, wood double glazed frosted door leading to hall.

Hall

Double glazed window, single frosted glazed door and 2 windows, central heating radiator, smoke alarm, stairs to first floor, doors to reception room and kitchen.

Reception Room

UPVC double glazed window, ceiling rose, gas fire, central heating radiator.

Reception Room

UPVC double glazed sliding door to sun room, central heating radiator and coving.

Kitchen

2 x UPVC double glazed windows, central heating radiator, range of wall, drawer and base units, stainless steel sink with mixer tap, free standing double oven and 4 ring gas hob, space for fridge, plumbing for washing machine space for dryer, Glow-worn boiler, UPVC double glazed frosted door to sun room, lino floor.

Sun Room

3 x UPVC double glazed frosted windows, UPVC double glazed door to rear, lino floor.

Landing

UPVC double glazed frosted window, smoke alarm, loft access, central heating radiator, stairs to ground floor, doors to bathroom, bedrooms 1 & 2.

Bathroom

UPVC double glazed window, central heating towel rail, half tiling, corner electric shower, pedestal wash basin with traditional taps, dual flush WC, panelled bath with traditional taps, lino.

Bedroom 1

UPVC double glazed window, central heating radiator, coving, built-in wardrobe.

Bedroom 2

UPVC double glazed window, central heating radiator, built-in wardrobe.

Front Garden

Slate chips, tarmac driveway leading to garage.

Rear Garden

Paving with stones, shrubs and shed.



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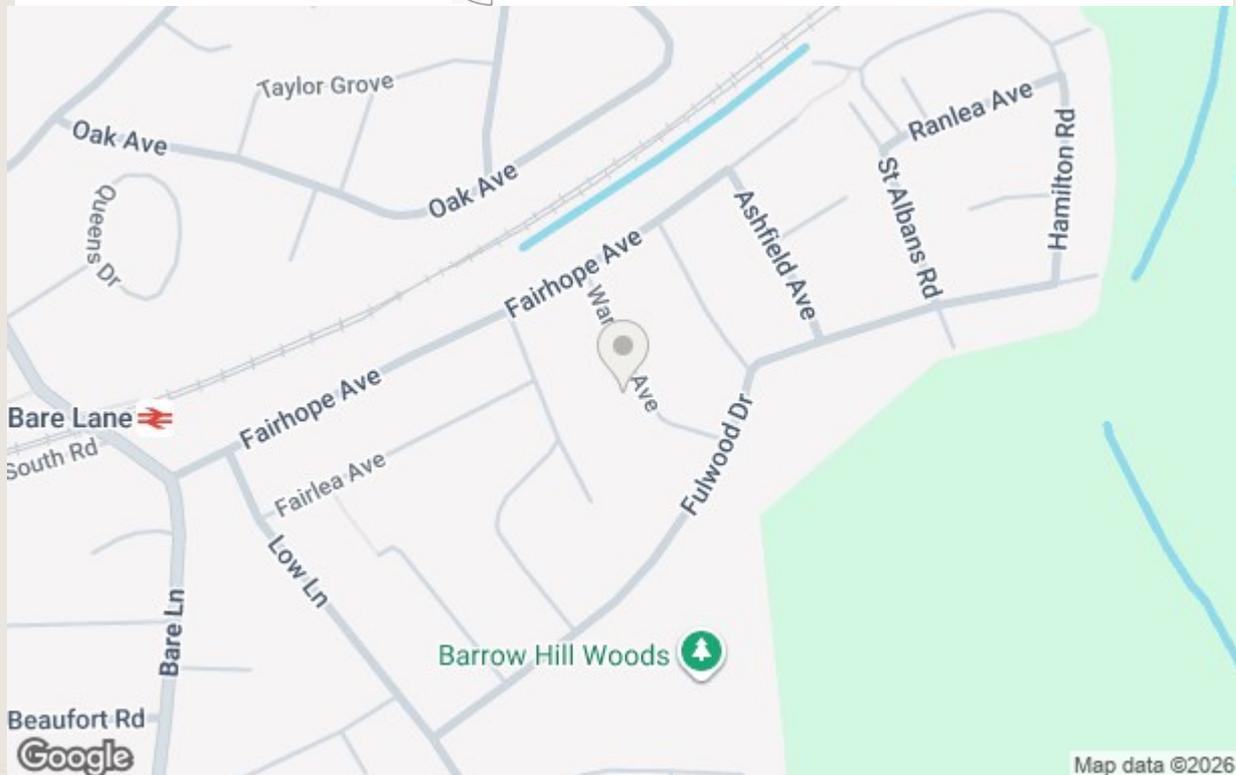
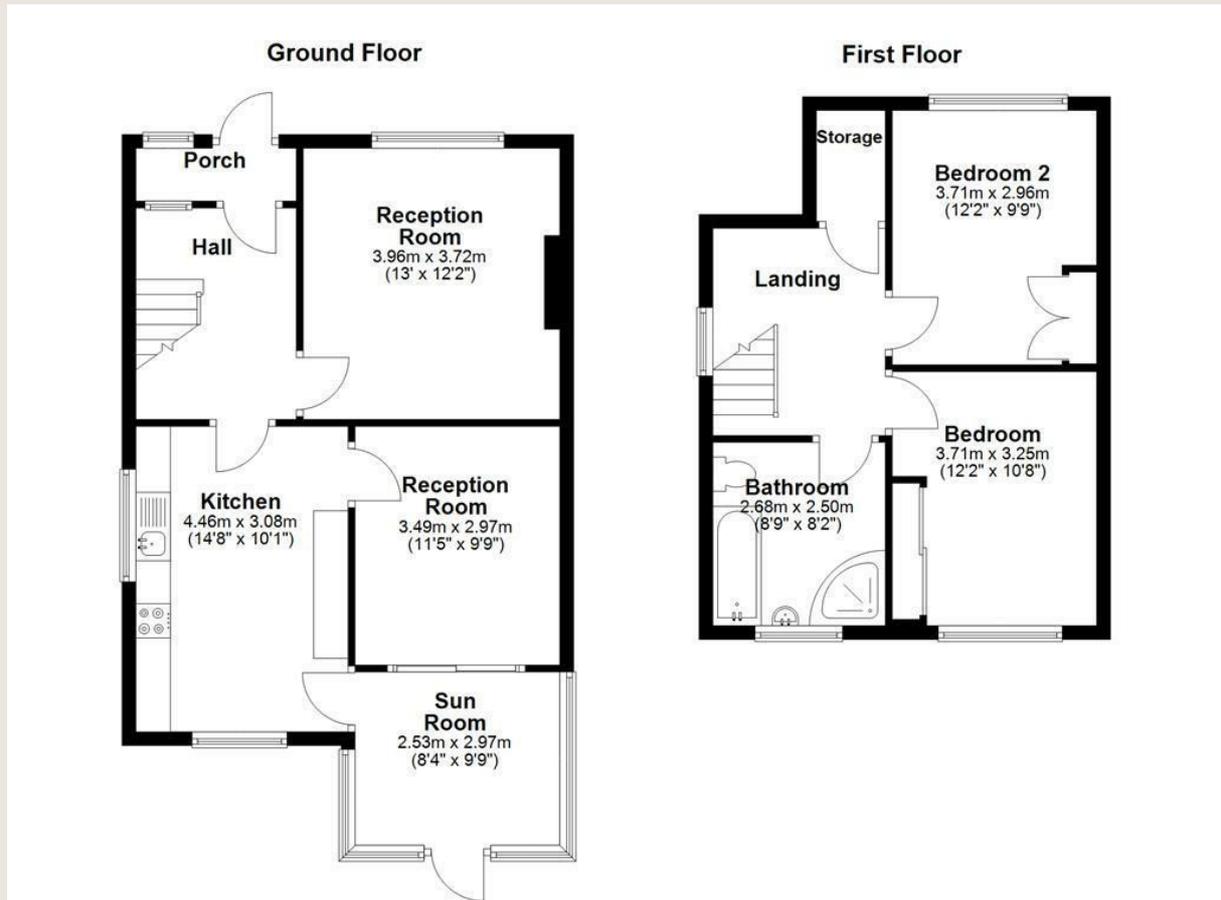
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Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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	
	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