



18 Pembroke Avenue,
Bare, Morecambe, LA4

6FI

18, Pembroke Avenue, Bare, Morecambe

The property at a glance

4  1  2 

- Unique Detached Property
- Four Bedrooms & Loft Room
- Open Plan Kitchen & Living Room
- First Floor Conservatory & Balcony
- Enclosed Garden & Driveway
- Requires Some Works of Improvement
- Property Band: C Tenure: Freehold
- EPC: E
- Sought After Location Of Bare
- Offered With No Chain Delay!



Get in touch today

01524 401402
info@gfproperty.co.uk
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£300,000

Get to know the property

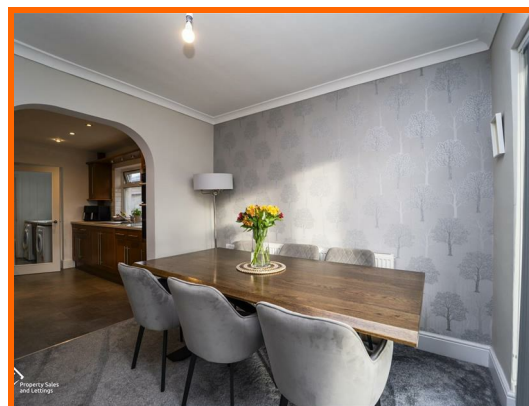


Situated in the charming village of Bare, Morecambe, this unique detached house offers a delightful blend of comfort and style. With four bedrooms, this property is perfect for families or those seeking extra space. The heart of the home is the inviting kitchen and dining area, ideal for entertaining guests or enjoying family meals.

The property boasts two well-appointed reception rooms, providing ample space for relaxation and social gatherings. A standout feature is the first-floor conservatory, which leads out to a lovely balcony, offering a serene spot to enjoy the fresh air and picturesque views.

Situated in a sought-after location, this home is just a stone's throw away from the seafront, allowing residents to enjoy the beauty of coastal living. The surrounding area is known for its friendly community and convenient amenities, making it an ideal place to settle down.

This detached house on Pembroke Avenue is not just a property; it is a wonderful opportunity to embrace a lifestyle filled with comfort, convenience, and coastal charm. Don't miss the chance to make this delightful home your own.





Entrance

Double glazed PVC door leading to driveway. Double glazed PVC frosted window, coving, main central heating radiator, stairs leading to first floor, laminate flooring, doors to bedroom 4, reception room, kitchen.

Reception 1

Main central heating radiator, UPVC double glazed window, coved ceiling, gas fire, marble hearth, opening to reception room 2.

Reception 2

Main central heating radiator, UPVC double glazed sliding door leading to side opening to kitchen.

Kitchen

UPVC double glazed window, 8 x spotlighting, top and base wood paneling, electric hob, double oven, laminate unit. stainless steel sink, mixer tap, single glazed door to utility.

Utility

Central heating radiator, UPVC double glazed window, 4 x spotlighting, base panel laminate unit, plumbing for washer, vented for dryer, door leading to WC, corner sink unit, WC.

Garage

Up and over door, UPVC double glazed window, coving.

Bedroom 2

UPVC double glazed window, main central heating radiator, door to hallway.

Bedroom 4

UPVC double glazed window, main heating radiator. Ideal combination boiler.

Landing

Coving, stairs leading to ground floor, doors lead to conservatory, loft and bedrooms 1-3.

Bedroom 1

Bathroom

UPVC double glazed window, towel rail, panel bath with mixer tap, shower rinse head, WC, tiled floor to ceiling.

Conservatory

UPVC double glazed window, double glazed frosted door, main central heating radiator, paneling laminate door leading to paved area.

Loft

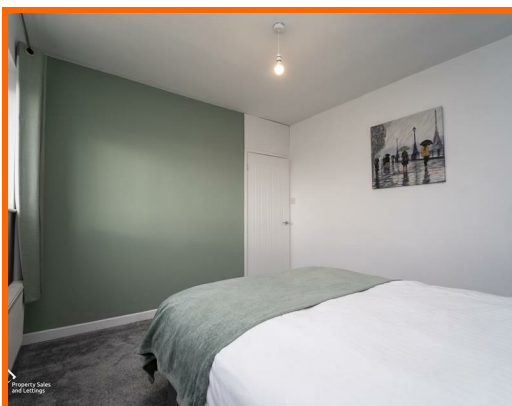
3 x single glazed window, main central heating radiator, doors to eaves, stairs to ground floor.

Balcony

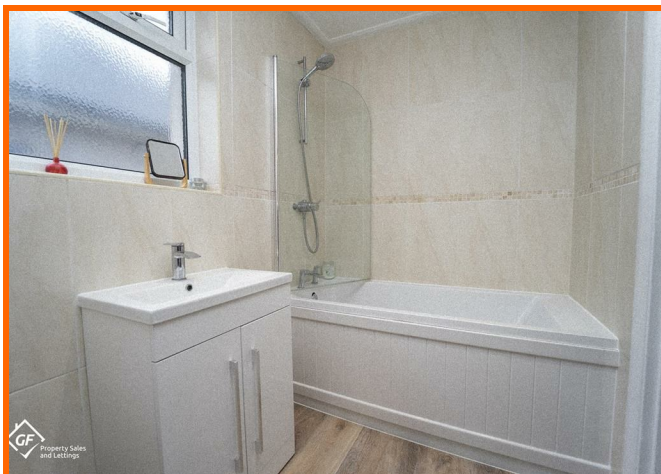
Paved seating area with shrubs.

External

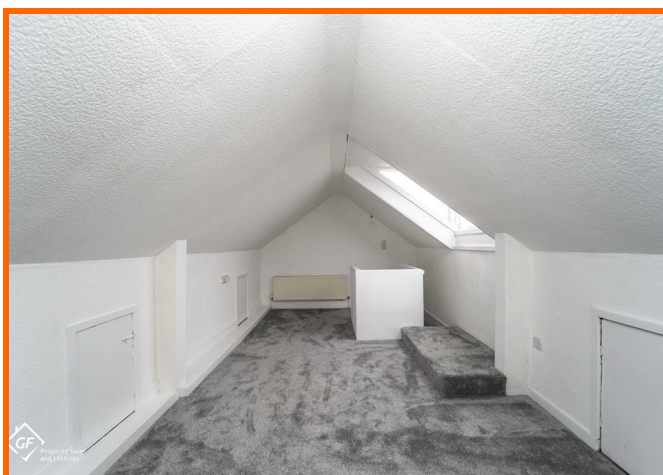
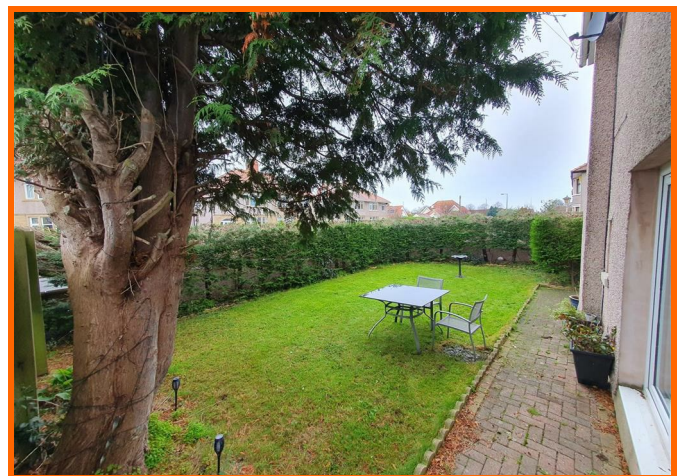
Driveway and enclosed lawn.



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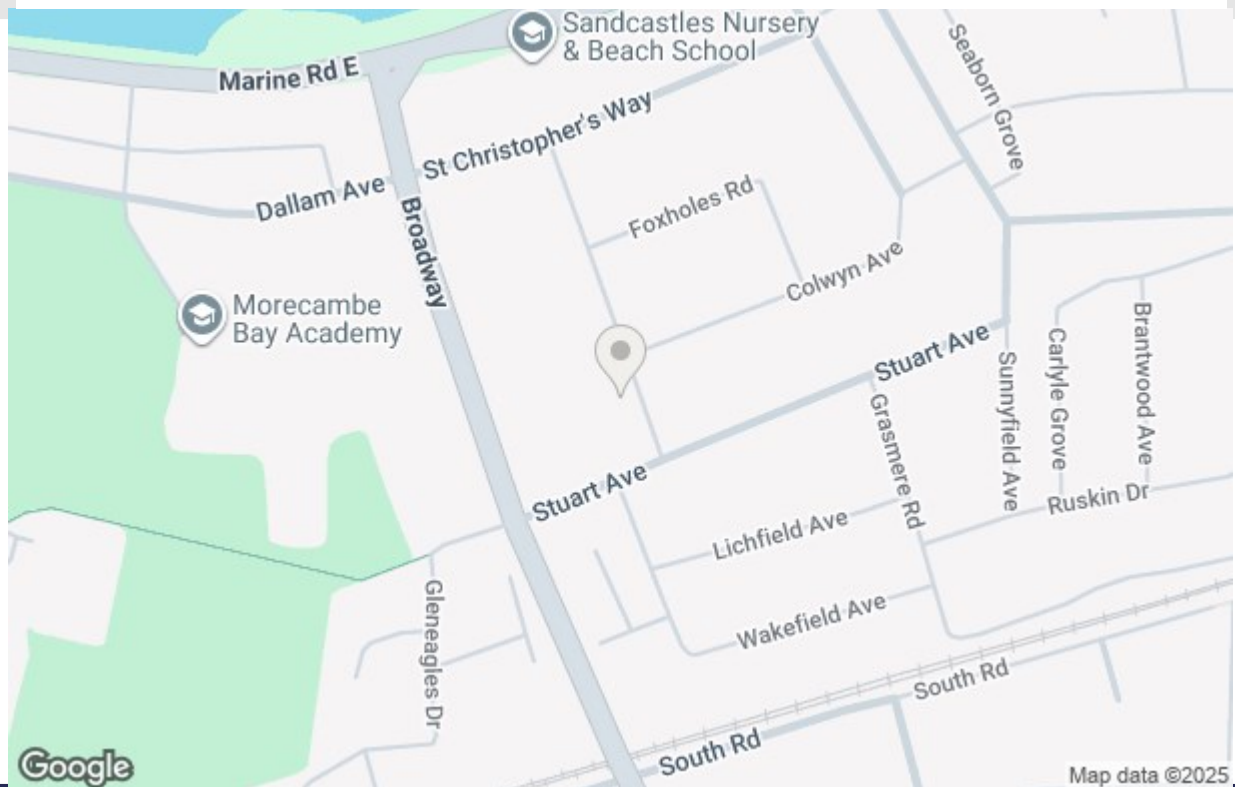
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Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	77
	53
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(65-80) 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	