



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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# £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 having added AI furniture to the pictures to give an idea of what the property looks like furnished.

## Entrance

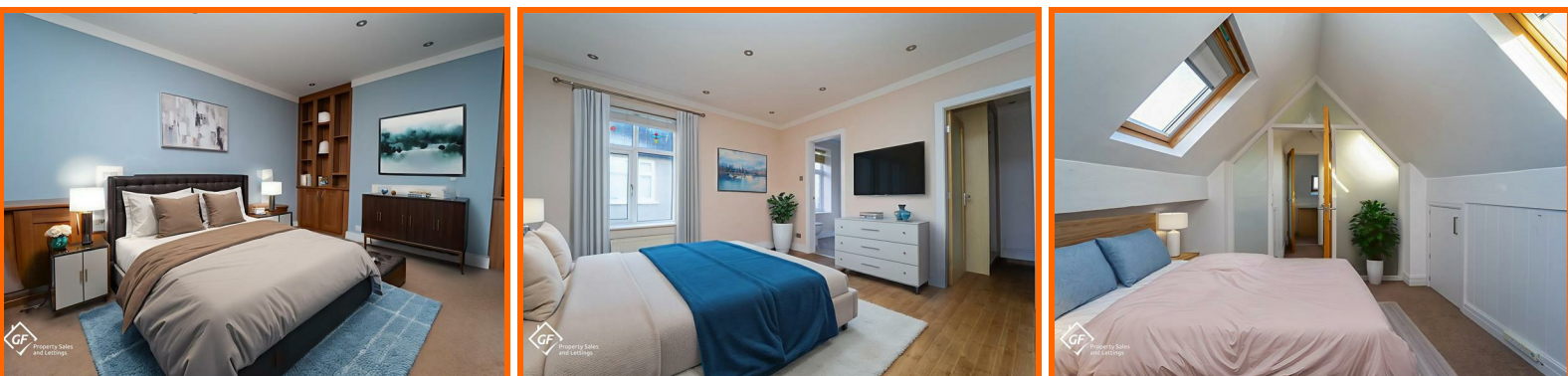
UPVC double glazed vestibule.

## Vestibule

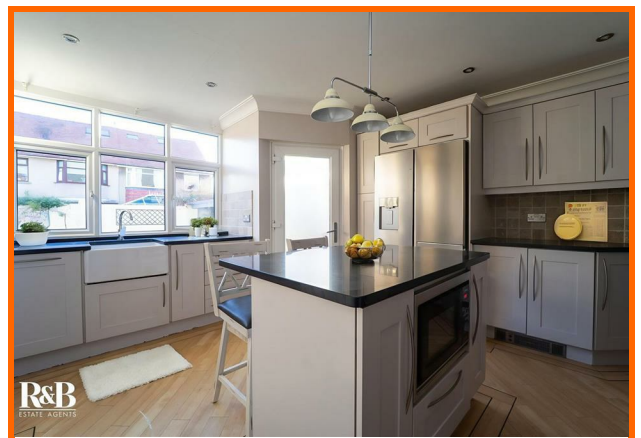
Wood laminate floor, door to understair storage, door to hall.

## 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.



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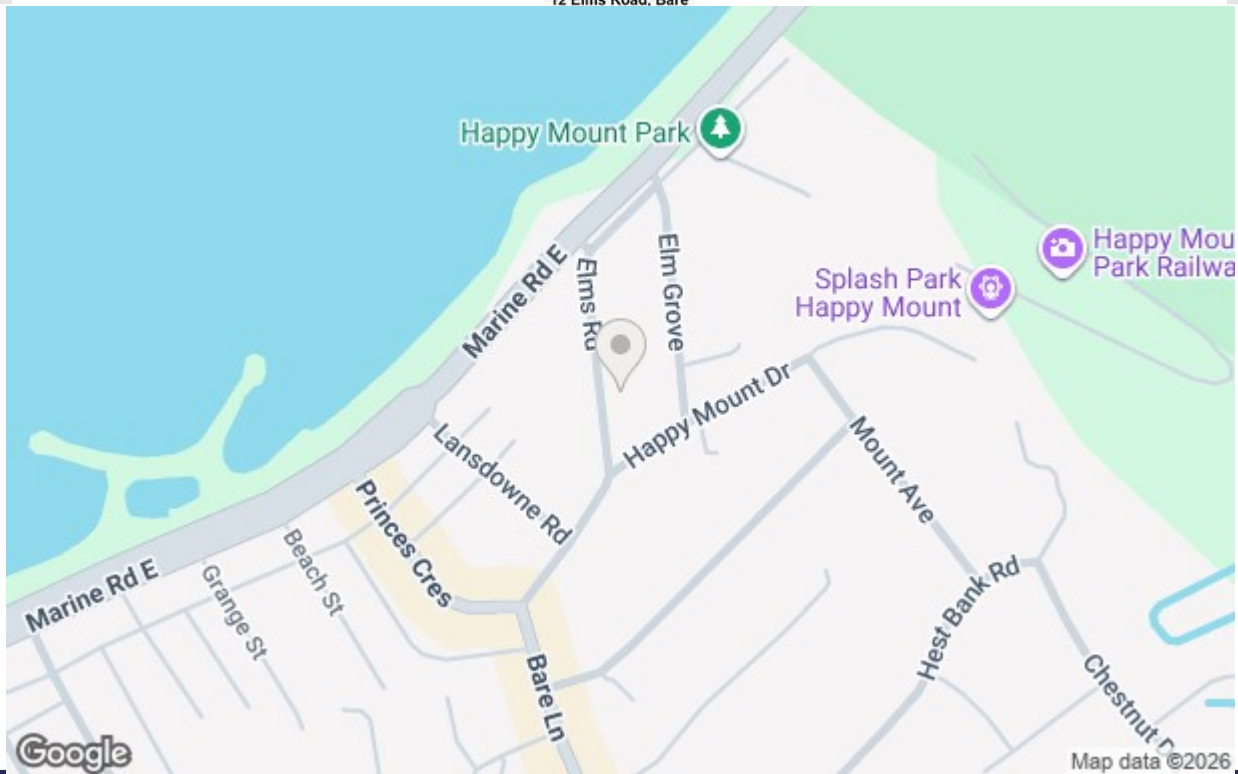
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# Take a nosey round



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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 2002/93/EC	77	<b>England &amp; Wales</b>
		68	EU Directive 2002/93/EC