



8 Bare Avenue, Bare,  
Morecambe, LA4 6BE

8, Bare Avenue, Bare, Morecambe

## *The property at a glance*

3  1  2 

- Edwardian Terraced Property Brimming With Character
- Three Double Bedrooms
- Two Reception Rooms
- Galley Kitchen
- Three Piece Bathroom
- French Doors To Garden
- Village Amenities & Seafront
- Tenure: Freehold
- Property Band: B
- EPC: D



Get in touch today

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# £250,000

# Get to know the property



Nestled on Bare Avenue in the charming coastal town of Morecambe in Bare Village, this delightful Edwardian terraced house, built in 1935, offers a perfect blend of period charm and modern family living. With three well-proportioned bedrooms, this property is ideal for families seeking a comfortable and inviting home.

As you step inside, you will be greeted by a warm and welcoming atmosphere, with original character features, carpeted and original wood flooring. The heart of the home is undoubtedly the dining room, which seamlessly connects to the galley kitchen, creating a perfect space for family meals and entertaining guests. The period features throughout the property add a touch of character and nostalgia, making it a truly special place to call home.

Located in a quaint village setting, this property is just a stone's throw away from the seafront, allowing for leisurely strolls along the coast and the enjoyment of the beautiful Morecambe Bay. The surrounding area offers a friendly community vibe, with local amenities and schools within easy reach, making it an ideal location for families.

This terraced house is not just a property; it is a home filled with potential and warmth, waiting for the next family to create lasting memories. If you are looking for a characterful residence in a picturesque location, this home on Bare Avenue is certainly worth considering.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.





## Entrance

Composite frosted door to reception room.

## Reception Room

UPVC double glazed bay window, with side shutters, built-in shelving, central heating radiator, living flame gas fire, coving, spotlighting, door to hall

## Hallway

Door to kitchen, original pitch pine staircase to first floor smoke alarm.

## Kitchen

2 x UPVC double glazed windows, central heating radiator, ceramic one and half sink with mixer tap and draining board, integrated 5 ring gas hob with extractor, integrated oven, integrated fridge, space for washer, space for dishwasher, wall and base units with laminate worktops, partial wood paneled floor, partial tile floor, coved ceiling, UPVC double glazed French door to rear, door to understairs pantry, gas central heating hot water boiler.

## Reception Room 2

UPVC double glazed window, central heating radiator, ornamental period fireplace, smoke alarm, varnished original floor boards, door to bedroom, bathroom and second floor.

## Bathroom

UPVC double glazed window, central heating radiator, WC, pedestal wash basin with mixer tap and tiled splash back, panel bath with mixer and rinse shower, part tiled elevation, vinyl floor,

## Bedroom 1

UPVC double glazed bay window, central heating radiator, wooded flooring.

## Landing

Door to bedrooms 2 and 3.

## Bedroom 2 - Front

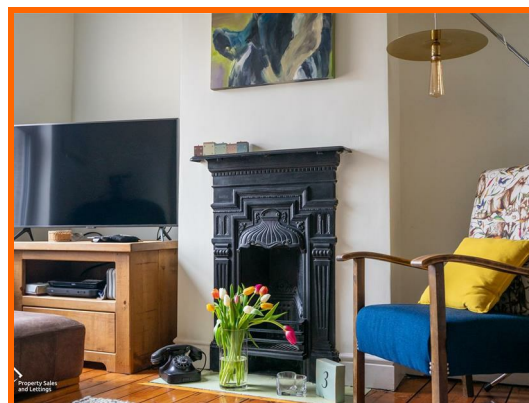
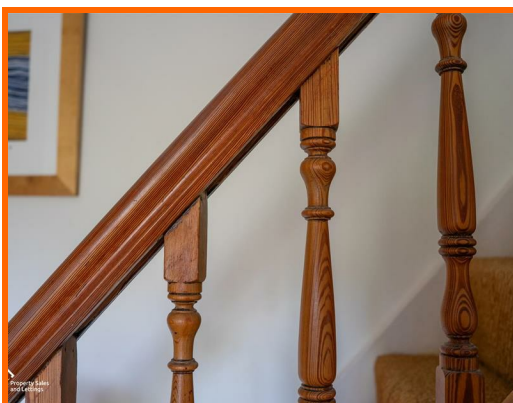
UPVC double glazed window, central heating radiator, wooden flooring.

## Bedroom 3 - Rear

UPVC double glazed window, central heating radiator, wooden flooring. Storage into eaves.

## Rear Garden

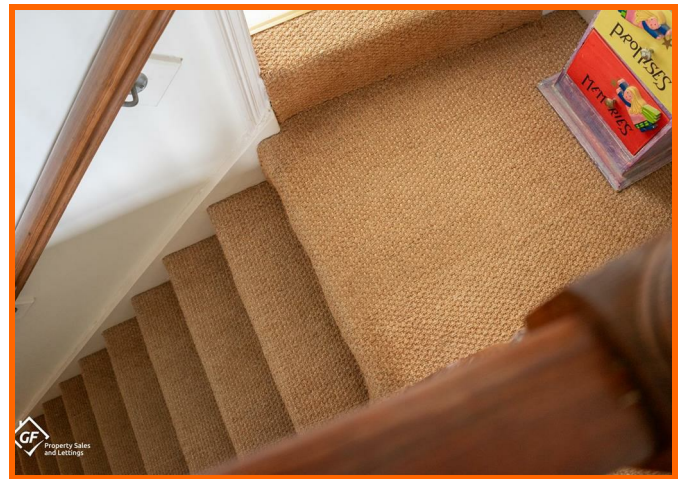
Shed.



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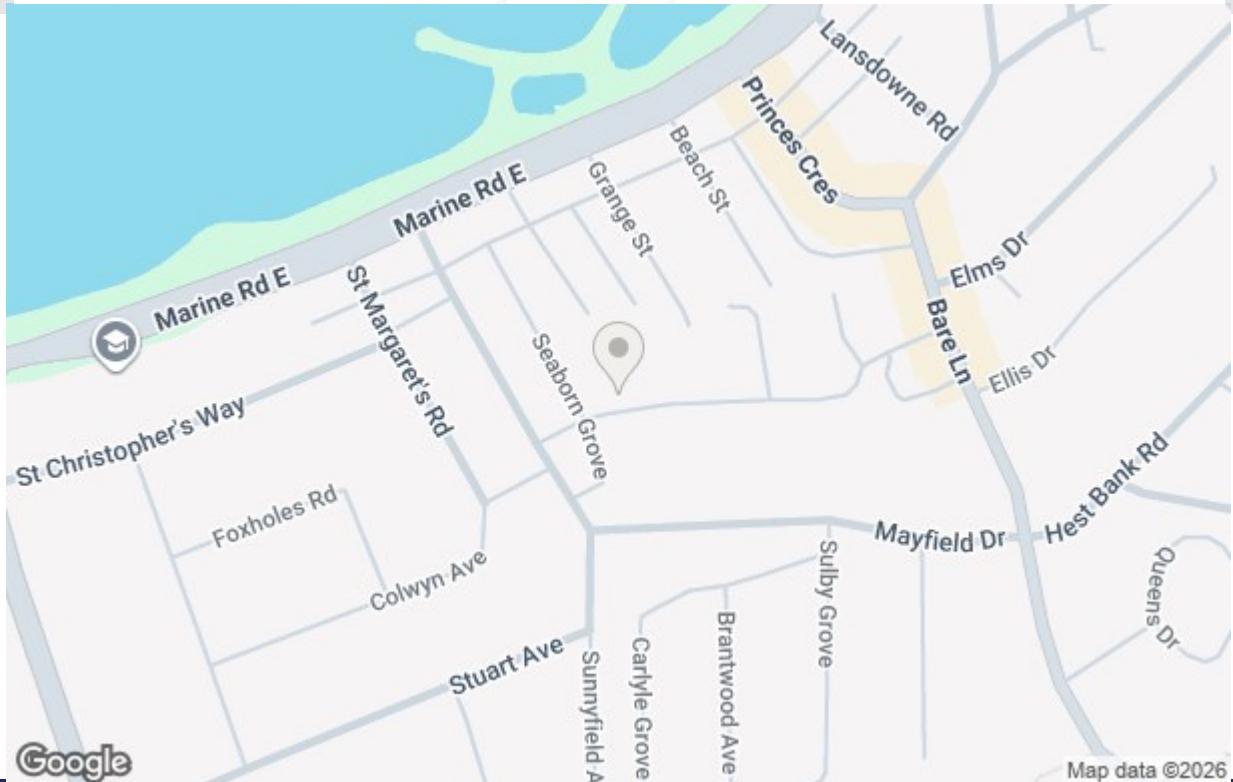
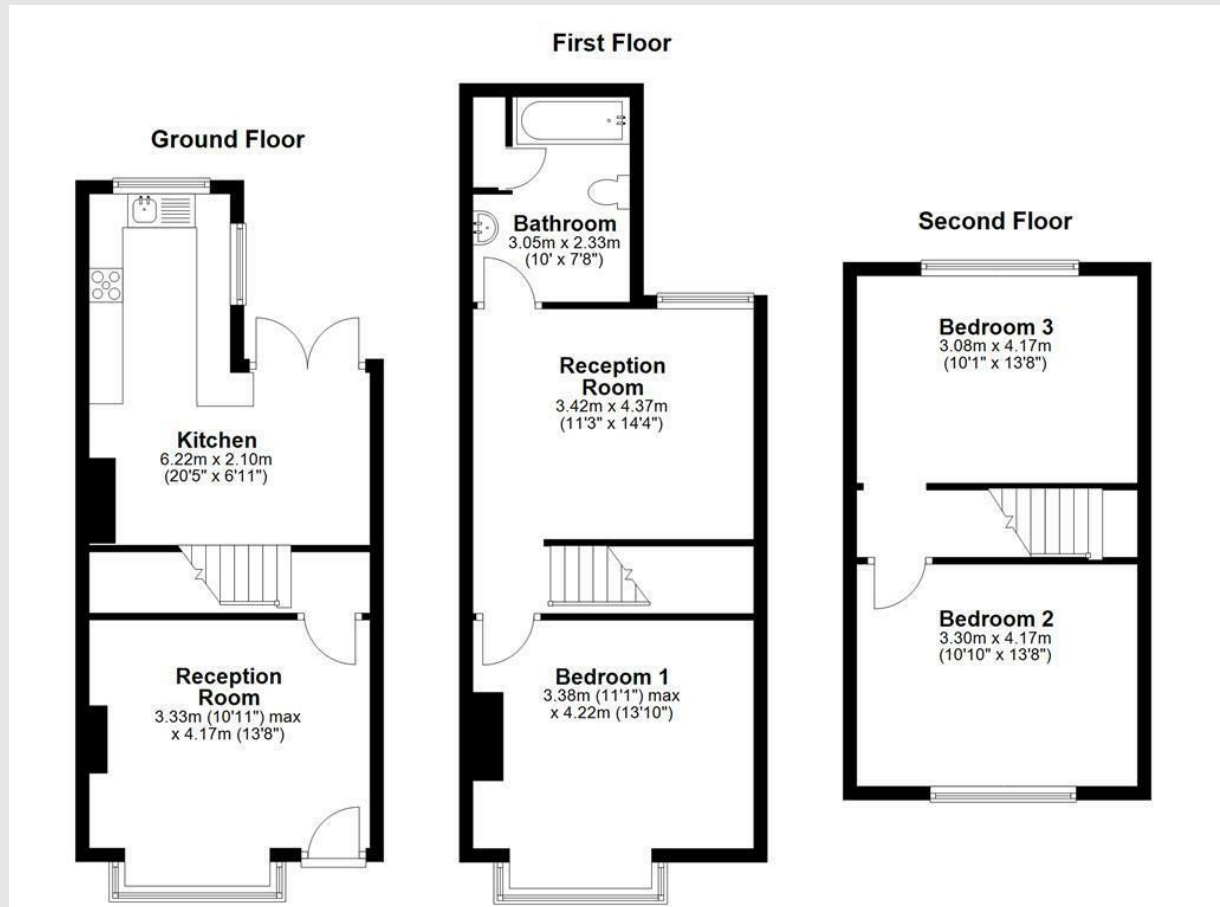
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
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>	
(65-80) <b>C</b>		(65-80) <b>C</b>	
(55-64) <b>D</b>		(55-64) <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>65</b>	<b>83</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC