

## 37 Bare Avenue, Morecambe, LA4 6BD



**£525,000**

An exquisite semi-detached family home, beautifully renovated to an exceptional standard while thoughtfully retaining its period charm. Situated in the highly desirable area of Bare village, this gorgeous property is just minutes from the seafront, close to local amenities, and within easy walking distance of the train station.

Inside, high ceilings and generously sized rooms create an immediate sense of space and elegance. The welcoming hallway, complete with original tiled flooring and a striking sweeping staircase, sets the tone for the rest of the home. A cleverly designed seating area with understairs storage adds both style and practicality.

The lounge is a standout feature, bright, spacious, and enhanced by a large bay window that fills the room with natural light. The wood burner creates a cosy atmosphere, making it the perfect place to unwind. The office/media room offers a flexible second living space. The heart of the home is undoubtedly the outstanding kitchen-diner. This breathtaking space has been finished with beautifully crafted cabinetry, complemented by luxurious quartz work surfaces and quality fittings. It's a room that invites entertaining, cooking, and gathering, warm, stylish, and effortlessly functional. From here, the utility room provides further convenience with added storage, a WC, and access to the storage room.

Upstairs, the home continues to impress. The spacious landing leads to four generous bedrooms, each uniquely inviting. The master bedroom features a walk-in dressing room and a stylish en-suite, while the remaining bedrooms are well-sized and beautifully presented. The

family bathroom is finished to the same high standard, offering a calm and relaxing space.

Outside, the property includes off-road parking at the front and an enclosed rear garden with a lovely pergola, perfect for dining, relaxing, and entertaining. There is also convenient access to the garage.

### Entrance Vestibule

Original features shine from the moment you enter, with a beautifully preserved stained-glass door opening into a hallway finished with its striking original tiled floor.

### Hallway



Stairs to the first floor, original tiled floor, radiator, cleverly designed seating area with under storage and a wood panel to access the understairs storage housing the consumer unit.

### Lounge



Double-glazed bay window to the front, fireplace with an inset wood burner set on a granite hearth, picture rail, radiators, carpeted floor,

### Office/Media Room



Double-glazed window to the side, LVT herringbone floor, radiator, cupboard housing Worcester combi boiler, fireplace, wood storage, fitted desk and drawers, HDMI cable and power for a projector.

### Kitchen/Diner



Double-glazed patio doors leading onto the garden, a range of beautifully crafted cabinets with soft-close doors and drawers, complemented by quartz work surfaces, Caple five-ring gas hob and extractor hood, two single integrated electric ovens. Island with quartz work surface and breakfast bar, integrated combination microwave, composite sink with antique brass mixer taps, integrated dishwasher, a cleverly designed feature cupboard that has been transformed into a stylish bar with automatic lighting, door to the utility room, LVT herringbone floor, radiator and coal effect gas fire.

### Utility Room



Double-glazed windows to the side, fitted cabinets, stainless steel sink, plumbing for washing machine, space for dryer, radiator, vinyl floor, W.C. and door to the storage room.

### First Floor Landing



Original built-in linen cupboard, access to the loft with ornate glass, velux window and LED lighting.

**Bedroom One**



Double-glazed bay window to the front with ample space for a window seat, carpeted floor, radiator and door to the dressing room.

**Walk In Dressing Room**



Built-in storage and hanging space, carpeted floor, door to the en-suite.

**En-Suite Shower Room**



Shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

**Bedroom Two**



Double-glazed window to the side, carpeted floor, radiator.

**Bedroom Three**



Double-glazed window to the rear, carpeted floor, radiator.

**Bedroom Four**



Double-glazed window to the side, carpeted floor, radiator.

**Family Bathroom**



Double-gazed frosted window to the

side, bath, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, extractor fan, heated towel rail, vinyl floor, W.C.

**Outside**



Off-road parking to the front, small lawned garden bordered by various flowers and shrubs, an EV charger and a gate to access the rear. Fully enclosed south-facing rear garden with an Indian paved patio area, embraced by a lovely pergola, lawn area, storage shed, various trees, flowers and shrubs.

**Detached Garage**

Wood doors, double glazed windows, power and light

**Useful Information**

Tenure Freehold

Council Tax Band (C) £2,140

Complete renovation, including new windows.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

