



2 St. Annes Avenue, Bare,  
Morecambe, LA4 6RE

2, St. Annes Avenue, Bare, Morecambe

## ***The property at a glance***

2  1  1 

- Spacious Semi Detached Bungalow
- Two Double Bedrooms
- Generous Living Room
- Kitchen/ Diner
- Enclosed Rear Garden
- Driveway & Garage
- Tenure: Freehold
- Property Band: C
- EPC: D
- Sought After Cul-de-sac Location



Get in touch today

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[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# **£200,000**



# Get to know the property



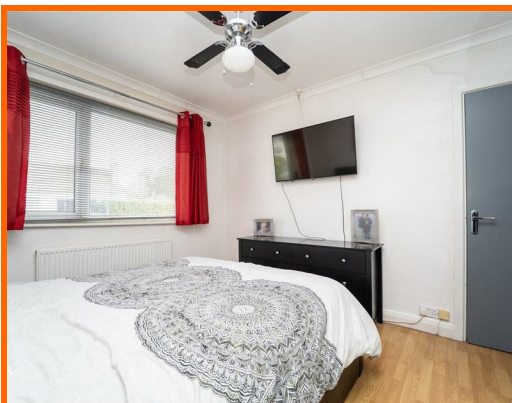
Nestled in the charming cul-de-sac of St. Annes Avenue in Bare, Morecambe, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a modern bathroom, this property is ideal for those seeking a tranquil living space.

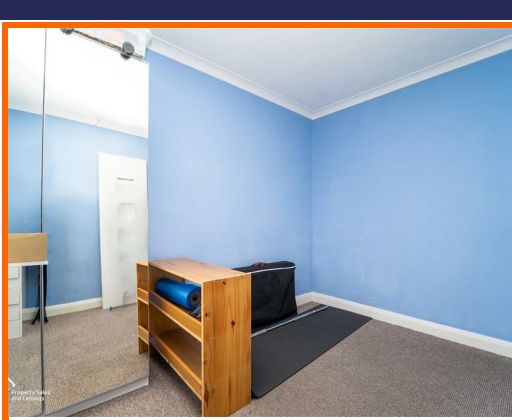
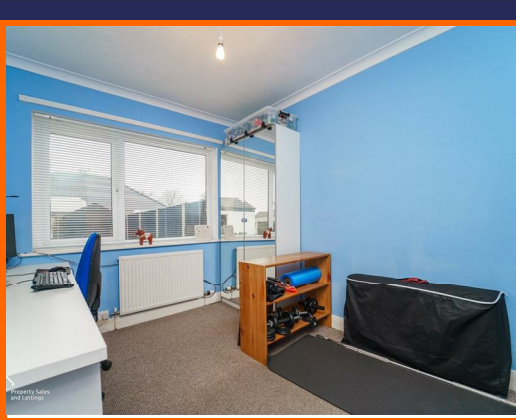
Upon entering, you are welcomed by a spacious lounge that provides an inviting atmosphere for relaxation and entertainment. The kitchen diner is equally generous, offering ample space for family meals and gatherings. The layout is designed to maximise both light and space, creating a warm and homely environment.

One of the standout features of this bungalow is its advantageous corner position, which not only enhances privacy but also allows for a low-maintenance garden that is perfect for enjoying the outdoors without the burden of extensive upkeep. The property also boasts a driveway with parking for up to three vehicles, along with a garage, ensuring that parking is never a concern.

This lovely home is situated in a peaceful area, making it an excellent choice for families or retirees looking for a serene lifestyle. With its proximity to local amenities and the beautiful Morecambe Bay, this property truly represents a wonderful opportunity to enjoy comfortable living in a sought-after location. Don't miss the chance to make this charming bungalow your new home.

\*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 £75 inclusive of VAT and will be charged before the offer can be officially accepted.





## Entrance

Composite door to vestibule.

## Entrance Vestibule

Tiled floor, door to hallway.

## Hallway

Coving, loft access, door to bedroom 1, 2, reception room, kitchen and shower room.

## Bedroom 1

UPVC double glazed window, central heating radiator, coving, wood Lino flooring.

## Bedroom 2

Coving, UPVC double glazed window, central heating radiator.

## Wet Room

UPVC double glazed window, central heating radiator, low basin WC, wall mounted wash basin with traditional taps, electric shower, extractor, part tiled elevation, vinyl floor.

## Kitchen

UPVC double glazed windows, central heating radiator, stainless steel mixer tap, sink with drainer, integrated oven and 4 ring electric hob, wall and base units, tiled splash back, wood effect worktops, space for washing machine, fridge and freezer, boiler cupboard, wood Lino flooring,

## Reception Room

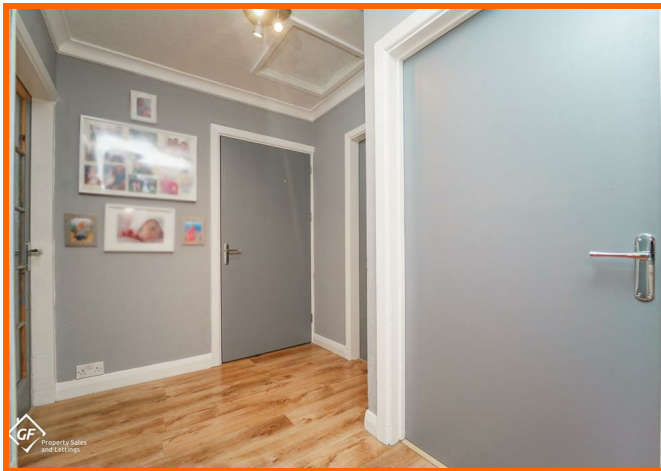
Coved ceiling, UPVC double glazed window, central heating radiator, log burner fireplace, wood lino flooring, UPVC double glazed door to side.

## External

Advantageous corner position, driveway, garage. Low maintenance enclosed rear garden.



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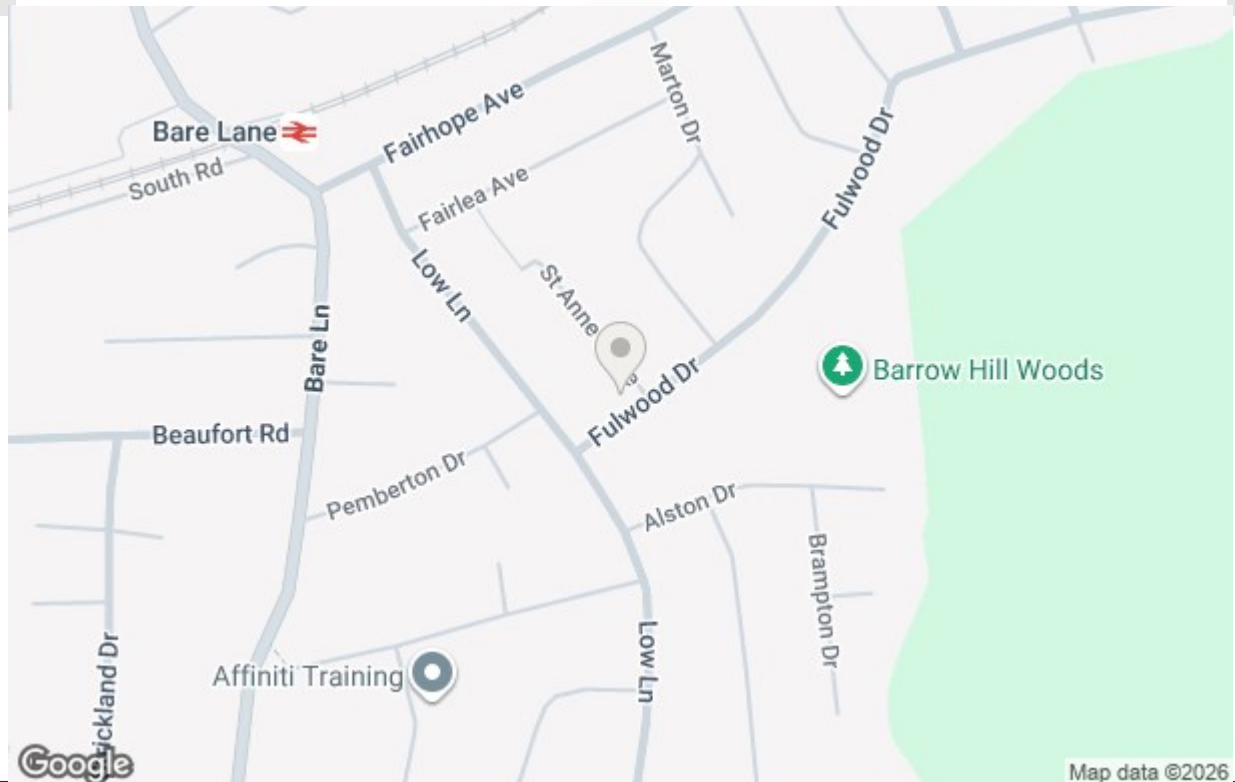
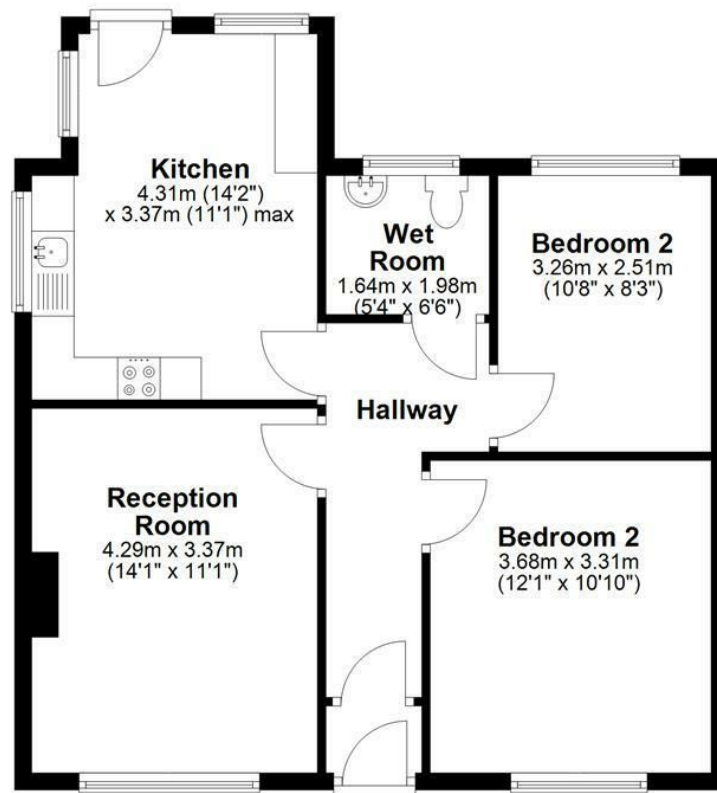
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# Take a nosey round

Ground Floor



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| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (65-80) <b>C</b>                                                |  |                         |           |
| (55-64) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                                                |  |                         |           |
| (65-80) <b>C</b>                                                |  |                         |           |
| (55-64) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |