



2 Willow Grove, Bare,  
Morecambe, LA4 6JJ

2, Willow Grove, Bare, Morecambe

## *The property at a glance*



- Semi Detached Bungalow
- Three Bedrooms
- Lounge, Kitchen Diner & Sun Room
- Enclosed Rear Garden
- Driveway & Garage
- Sought After Village Location With Amenities & Transport Links
- Tenure: Freehold
- Property Band: C
- EPC: D
- Offered With No Chain Delay



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £249,950

# Get to know the property



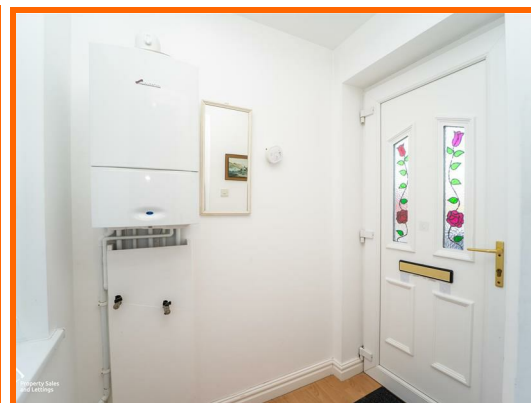
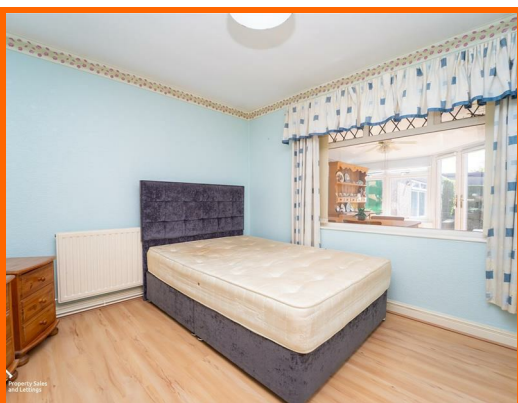
Nestled in the charming area of Willow Grove, Bare, Morecambe, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With three spacious bedrooms, this property is ideal for families or those seeking a peaceful retreat. The well-appointed three-piece suite bathroom ensures that your daily routines are both practical and pleasant.

The heart of the home is undoubtedly the extended kitchen, which seamlessly flows into a bright and inviting sun room. This space is perfect for enjoying morning coffee or entertaining guests, as it bathes in natural light and provides a warm atmosphere. The cosy reception room adds to the charm, offering a comfortable area to relax and unwind.

Outside, the sun trap rear garden is a true highlight, providing an idyllic setting for outdoor gatherings or simply enjoying the sunshine. The property also boasts a garage and off-street parking, ensuring that convenience is at your fingertips.

Located in a great area, this bungalow is not only a lovely home but also a wonderful opportunity to enjoy the best of Bare Village living with a range of Amenities, Wine Bar's, Eateries and Transport links including regular bus and train services, only a short walk to the stunning seafront.

\*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.





### Porch

UPVC double glazed window, UPVC double glazed stained frosted door, laminate floor, Worcestershire combination Boiler, wood single glazed stained leaded frosted door leading to reception.

### Reception Room

UPVC double glazed window, central heating radiator, coving ceiling, fireplace with marble surround and half door leading into kitchen and hallway.

### Kitchen

UPVC double glaze window, central heating radiator, tiled splash back, range of wall, drawer and base units, laminate worktops, sink with mixer tap, extractor hood, freestanding double oven, four ring electric hob, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, laminate floor, UPVC double glazed frosted door leading to conservatory.

### Sun Room

Warm roof conversion, 7 x UPVC double glazed windows, central heating radiator, laminate floor, uPVC double glazed French doors leading to rear.

### Hallway

Hallway, coving, smoke alarm, stairs leading into first floor, doors leading to bedroom one, three and bathroom.

### Bathroom

3 x Spotlights, extractor fan, UPVC double glazed frosted window, central heating radiator, full tiled walls, dual flush WC, tiled bath with traditional taps, direct overhead shower, pedestal sink with traditional taps, Lino floor.

### Bedroom 1

UPVC double glazed window, central heating radiator, door leading to en suite.

### En-Suite

UPVC double glazed frosted window, central heating radiator, extractor fan, fully tiled walls, dual flush WC, pedestal sink with traditional taps, single firect feed shower cubicle, lino floor.

### Bedroom 3

UPVC double glazed leaded window, central heating radiator, built-in wardrobe, laminate floor.

### Landing

Smoke alarm, wood double glazed skylight, access to eaves, stairs leading to ground floor, door leading into bedroom two.

### Bedroom 2

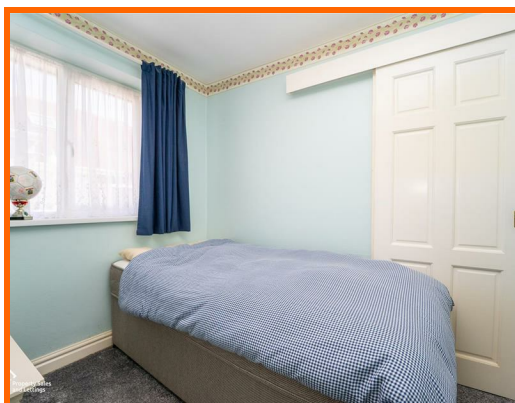
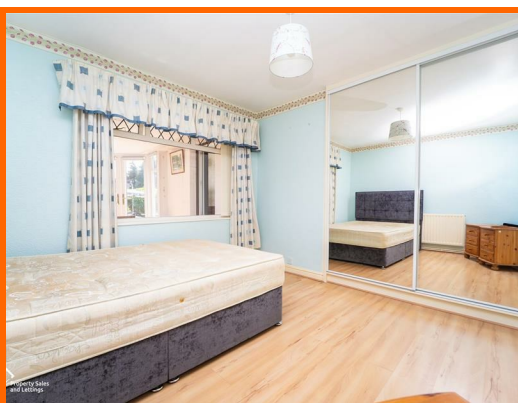
UPVC double glazed window, central heating radiator, doors leading to eaves, built-in wardrobe.

### Front

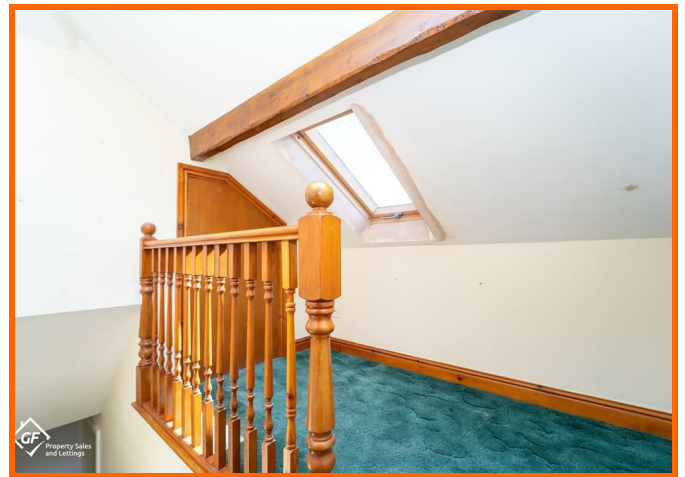
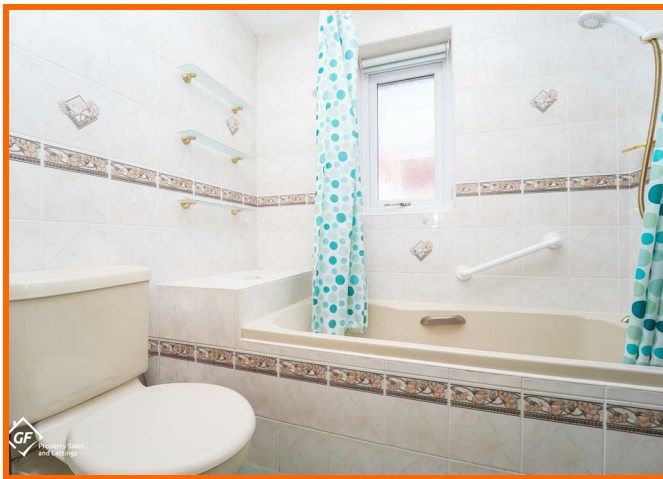
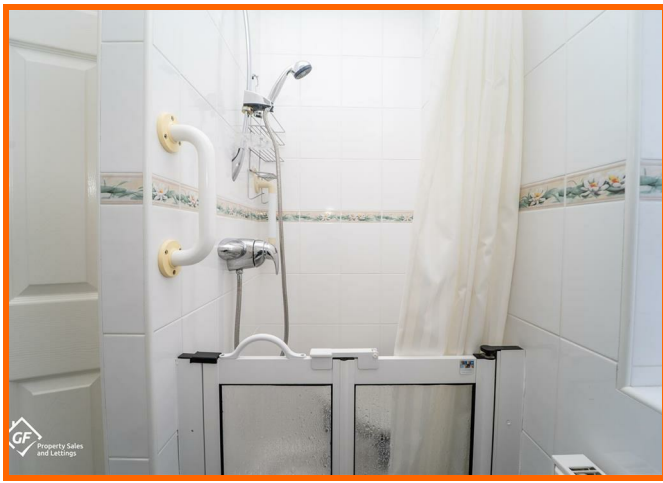
Mature shrubs, slate chips, block paved driveway leading to garage.

### Rear

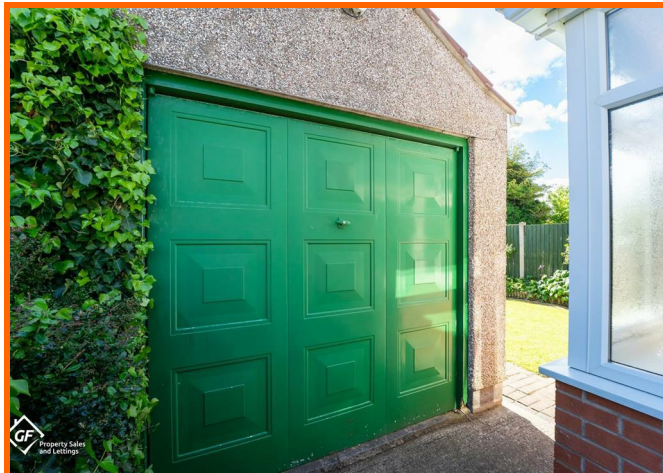
Block paving, lawn and mature shrubs.



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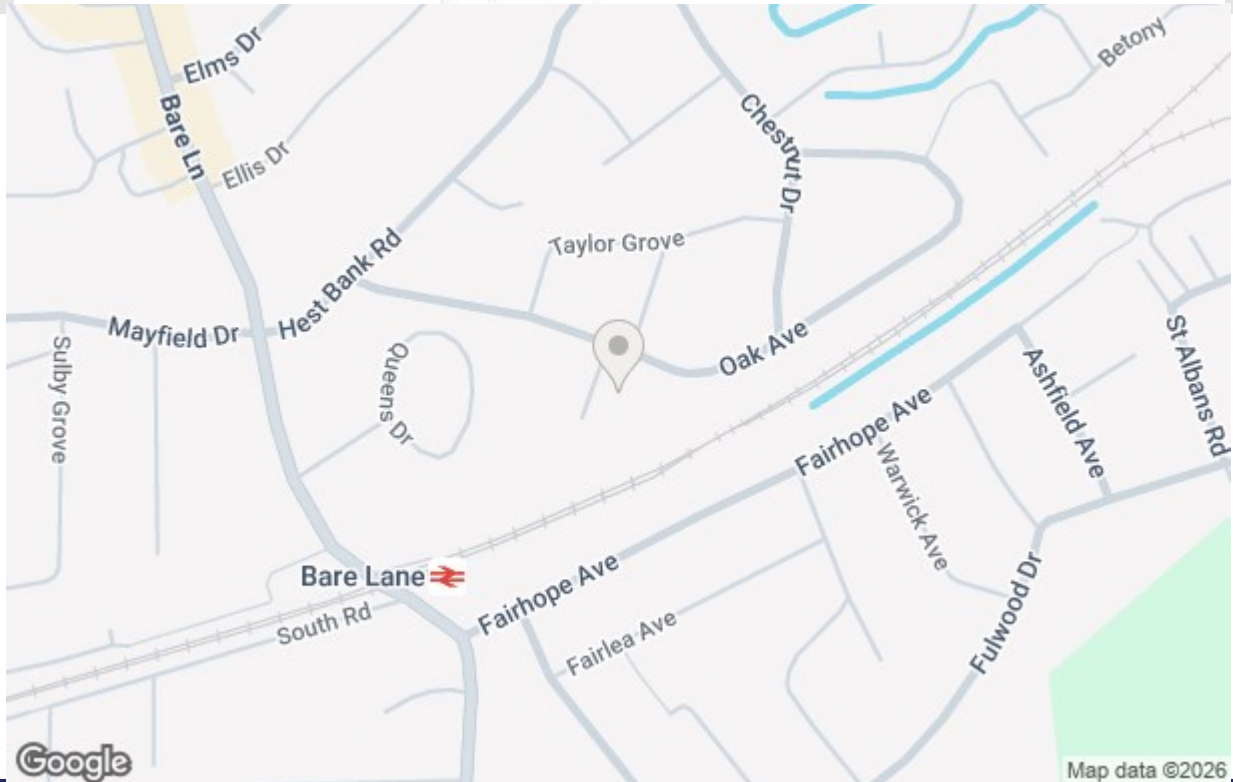
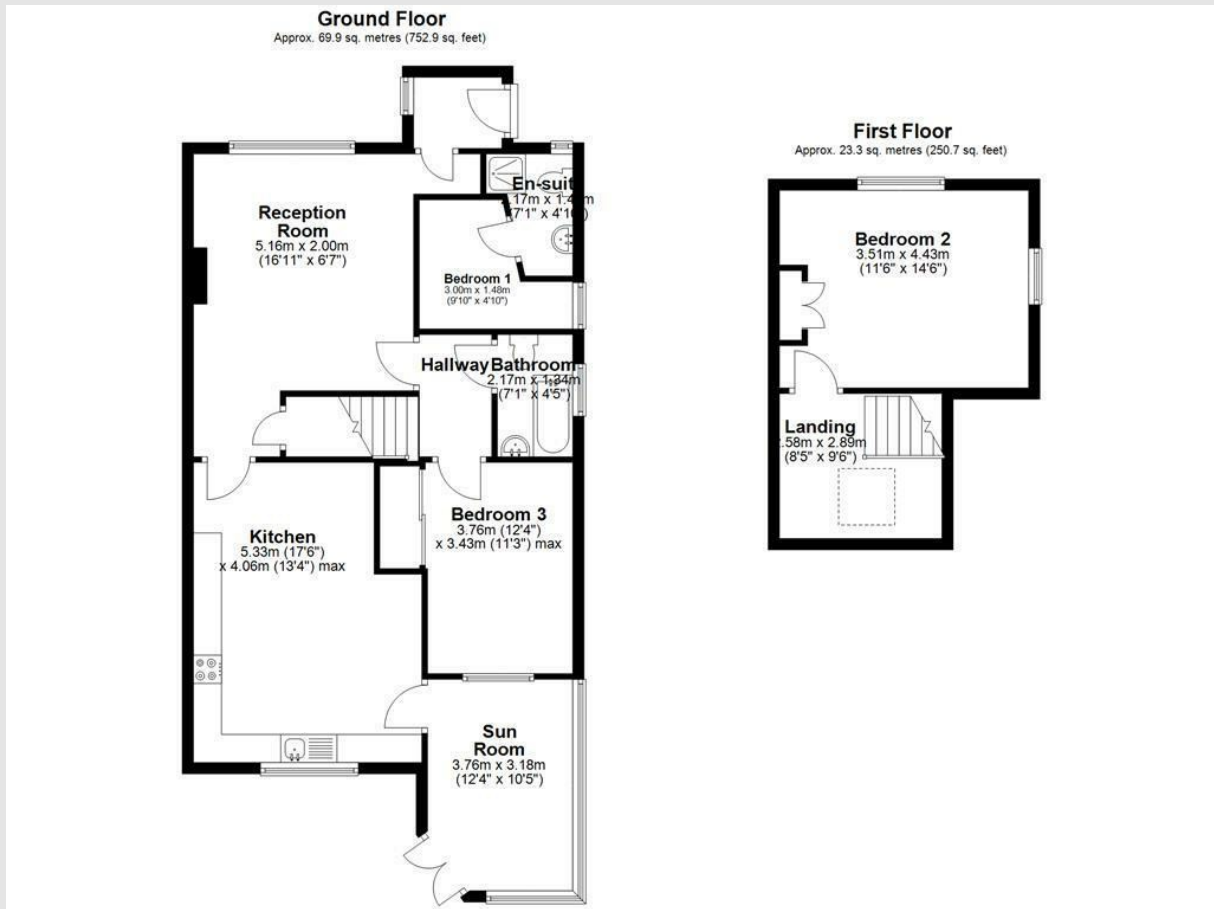
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
67	74	F	G

**Energy Efficiency Rating**

Very energy efficient - lower running costs

- (92 plus) A
- (81-91) B
- (65-80) C
- (55-64) D
- (39-54) E
- (21-38) F
- (1-20) G

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

- (92 plus) A
- (81-91) B
- (65-80) C
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Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC