



13 Victor Avenue, Bare,  
Morecambe, LA4 6JX

13, Victor Avenue, Bare, Morecambe

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

3  1  2 

- Deceptively Spacious Semi Detached Property
- Three Bedrooms & Beautiful 4 Piece Bathroom
- Open Plan Kitchen, Lounge & Conservatory
- Annex (ideal for home office, studio or dependent relative)
- Generous South Facing Garden, Driveway & Garage
- Play Safe Cul-de-sac Location
- Tenure: Freehold
- Property Band: B
- EPC:
- Sought After Residential Location



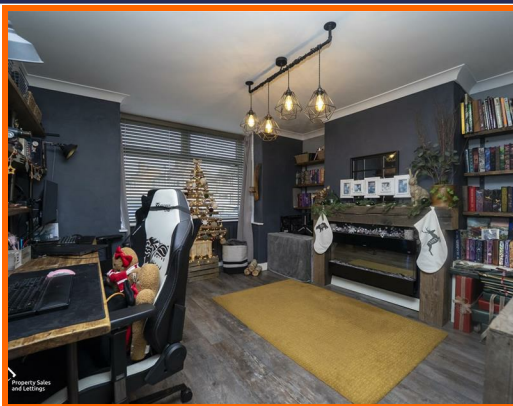
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# **£275,000**



# Get to know the property

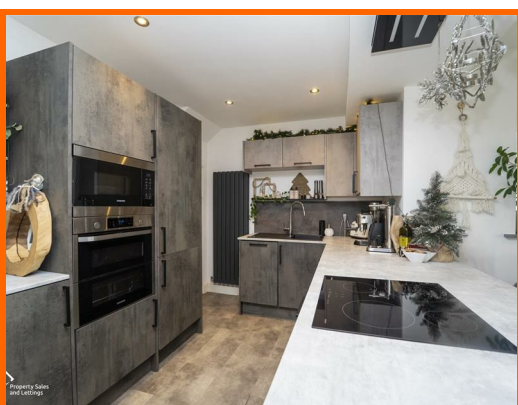


Nestled in the charming village of Bare, Morecambe, this deceptively spacious semi-detached home on Victor Avenue offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms and a stylish bathroom, this property is perfect for families or those seeking extra space.

The heart of the home is undoubtedly the fantastic open-plan kitchen and living area, which flows seamlessly into a bright conservatory, creating an inviting space for both relaxation and entertaining. The additional annexe provides an ideal setting for a home office, studio or dependent relative catering to the needs of today's lifestyle

Outside, the property boasts a large rear garden, perfect for outdoor activities or simply enjoying the fresh air. A garage and parking for up to three vehicles add to the convenience of this lovely home. Situated in a safe cul-de-sac, this property is located in a sought-after area, making it an excellent choice for those looking to settle in a friendly community.

This semi-detached house is not just a home; it is a lifestyle choice, offering both space and versatility in a picturesque setting. Located within walking distance to Bare Lane Train Station, Bare Village, The Stunning Seafront and Great Wood School. Must be viewed to appreciate the accommodation on offer.





## Entrance Hall

UPVC double glazed frosted glass door, central heating radiator, tile floor.

## Ground Floor WC

UPVC double glazed window, central heating radiator, WC, tile wall and floor.

## Kitchen

UPVC double glazed window, 2 x frosted single glazed window, UPVC glass door leading to conservatory, 13 x spot lights, central heating radiator, wall and base units, 4 ring induction hob, 1.5 Flexi built-in oven, built-in microwave, composite sink with mixer tap, built-in dishwasher and washing machine, composite splash back, access to pantry, vinyl floor.

## Conservatory

UPVC double glazed window, UPVC double glazed doors leading to rear. Tiled floor.

## Reception Room

UPVC double glazed box bay window, central heating radiator, coving, wall mounted electric fire, vinyl floor.

## Landing

Stairs to first floor landing and doors leading to bedrooms, 1,2,3 and bathroom. Enclosed boiler cupboard housing combination boiler.

## Bedroom 1

UPVC double glazed box bay window, central heating radiator, built-in wardrobes, original wood floor, tile hearth.

## Bedroom 2

UPVC double glazed window, main central heating radiator, laminate floor.

## Bedroom 3

Velux window, laminate floor.

## Studio Annex

25 x spot lights, UPVC double glazed window, bi-folding doors to rear, electric base units, 1.5 composite sink, dual flush WC.

## Garage

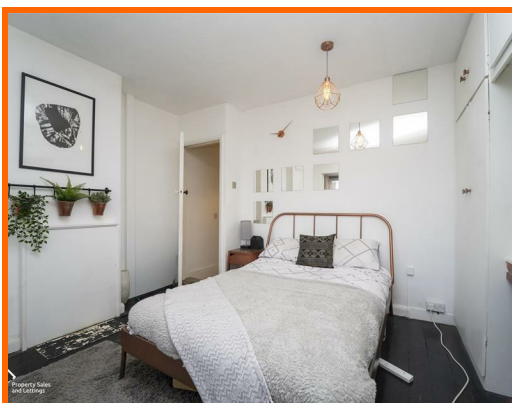
Electric single glazed window, up and over door.

## Front

Tarmac driveway leading to garage.

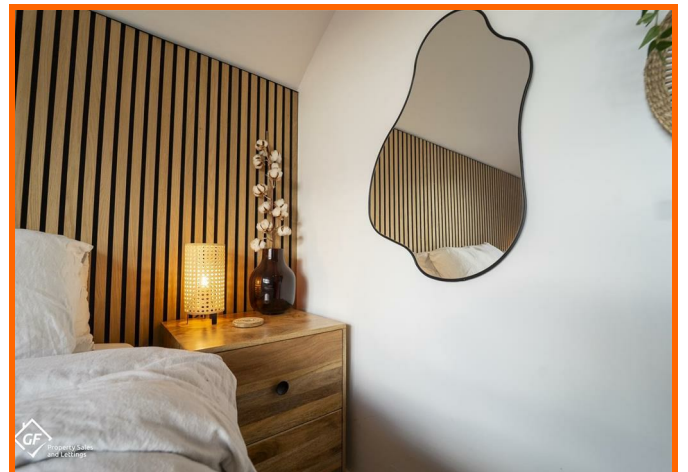
## Rear Garden

Paving, slate chips, lawn, out buildings, outdoor kitchen, vegetable beds.



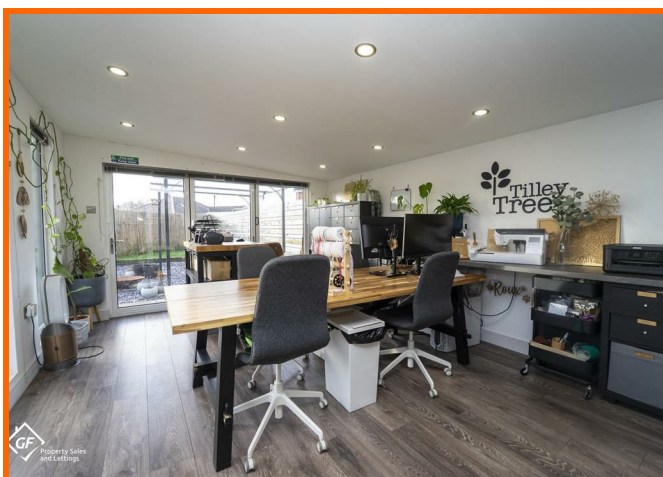


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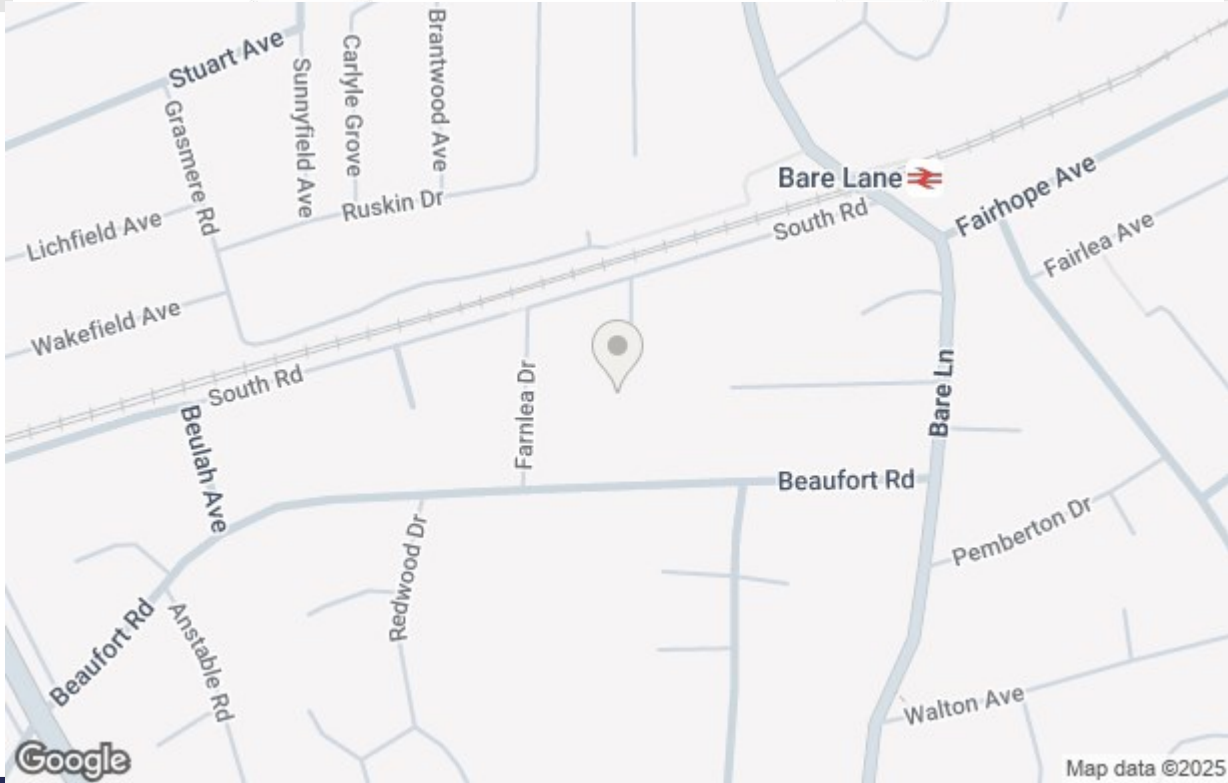
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# Take a nosey round



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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>	
(55-68) <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>	
(55-68) <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	