



4 Mount Gardens, Bare,  
Morecambe, LA4 6AS

4, Mount Gardens, Bare, Morecambe

## *The property at a glance*

2  2  1 

- Beautiful Chalet Bungalow For Over 55's
- Siematic Kitchen & New bathroom
- Caring community
- Views over Morecambe Bay
- Ground Floor Bedroom & First Floor Bedroom With Additional Bathroom
- Tenure: Leasehold
- EPC Rating: D
- Council Tax Band: C
- Village Location
- Stunning Coastal Walks & Happy Mount Park



Get in touch today

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# £250,000

# Get to know the property



Nestled in the charming area of Mount Gardens, Bare, Morecambe, this delightful house offers a wonderful opportunity for those seeking a vibrant community and a picturesque setting. The property boasts two well-proportioned bedrooms and two modern bathrooms, making it ideal for those looking to downsize.

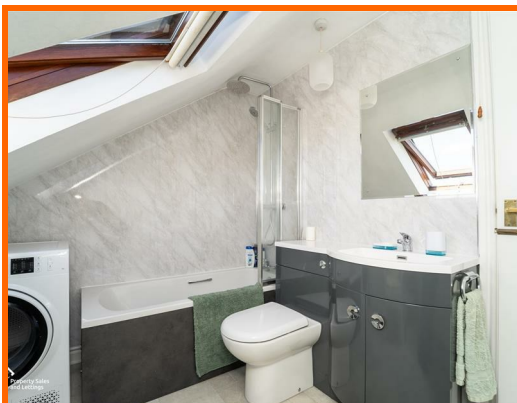
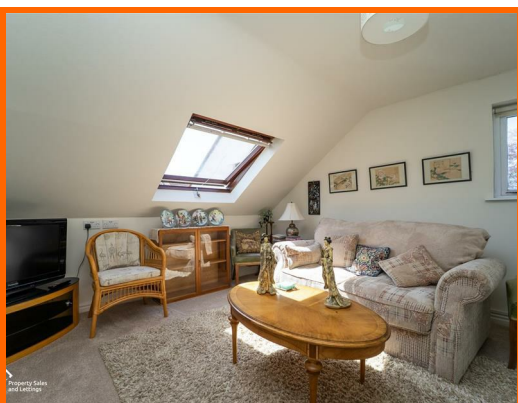
As you enter, you are greeted by a bright reception room that invites natural light, creating a warm and welcoming atmosphere. This space is perfect for relaxing or entertaining guests, providing a comfortable environment for everyday living.

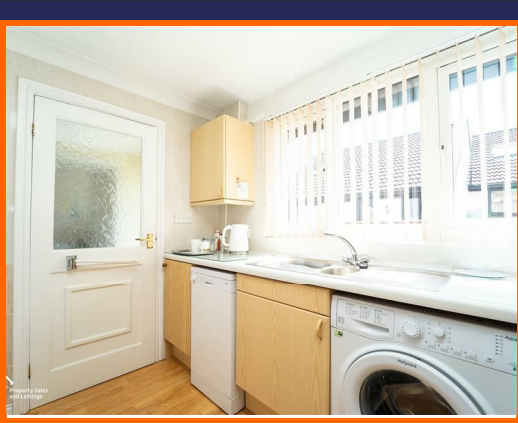
One of the standout features of this home is the stunning views of Morecambe Bay, which can be enjoyed from various vantage points within the property. Imagine sipping your morning coffee while taking in the serene beauty of the bay, or unwinding in the evening with the picturesque landscape as your backdrop.

The location itself is a significant draw, with a vibrant community that offers a range of local amenities, parks, and recreational activities. Whether you are looking to enjoy leisurely walks along the seafront or engage with the friendly neighbourhood, this area has much to offer.

In summary, this house in Mount Gardens presents a fantastic opportunity to embrace a comfortable lifestyle in a beautiful setting. With its appealing features and prime location, it is certainly worth considering for your next 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 £60 inclusive of VAT and will be charged before the offer can be officially accepted.





## Hall

UPVC double glazed frosted window, UPVC double glazed frosted door, gas central heating radiator, coving 2X storage cupboards, doors leading to bedroom two, bathroom, kitchen and reception room, stairs leading to first floor, laminate underneath carpet.

## Reception Room

UPVC double glazed window X2, UPVC double glazed sliding door to rear, gas central heating radiator, gas live effect fire, marble surround and hearth, coving, ceiling rose, laminate flooring underneath the carpet.

## Kitchen

UPVC double glazed window, coving, panelled in line wall and base units, laminate worktop, tile splashback, 1 1/2 stainless sink with mixer tap, freestanding oven electric hob double electric oven, plumbing for dishwasher and washing machine, space for fridge freezer, laminate floor.

## Bathroom

UPVC double glazed frosted window, full tile walls, gas central heating radiator,, electric single shower, dual flush W/C, vanity top sink with mixer tap.

## Bedroom Two

Wood double glazed box bay window, gas central heating radiator, coving, built in wardrobes..

## Landing

Wood double glazed frosted window, gas central heating radiator, doors leading to eaves, bedroom one and bathroom, stairs to leading to ground floor.

## Bathroom

Wood double glazed Velux window, gas central heating radiator, door leading to eaves, 1/2 clad walls, panelled bath with mixer tap and over head direct feed rainfall shower, vanity top sink mixer tap, dual flush W/C, vinyl floor.

## Bedroom One

Wood double glazed Velux window, wood double glazed window, gas central heating radiator, built in wardrobes.

## Front

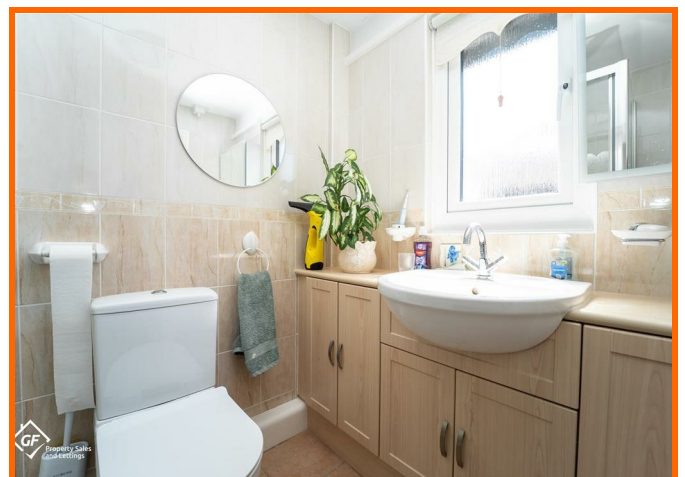
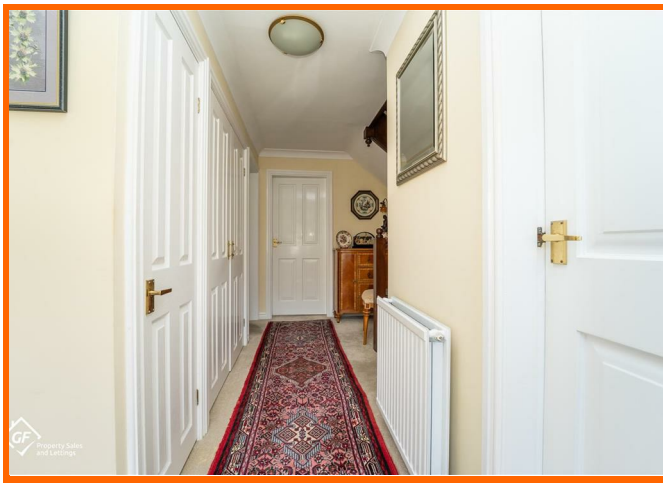
Block paving, laid to lawn, undercover bin storage.

## Rear

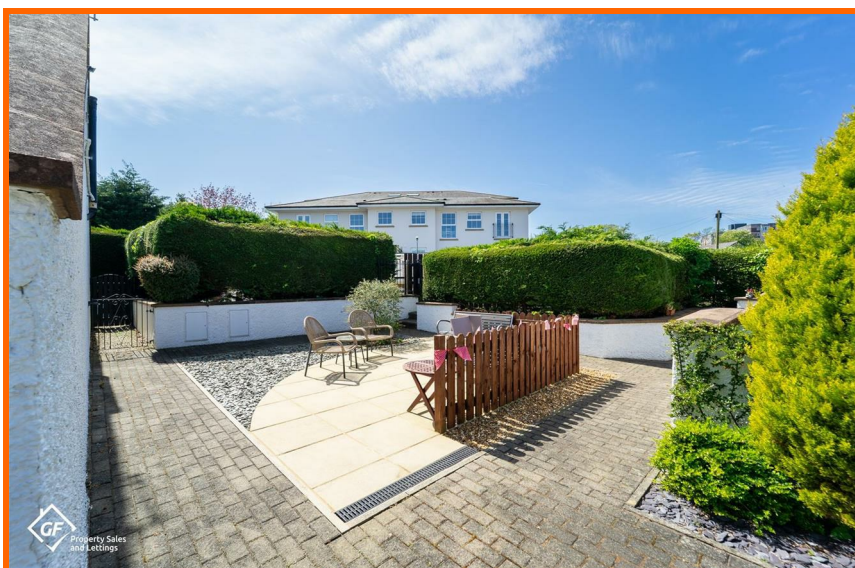
Block paving



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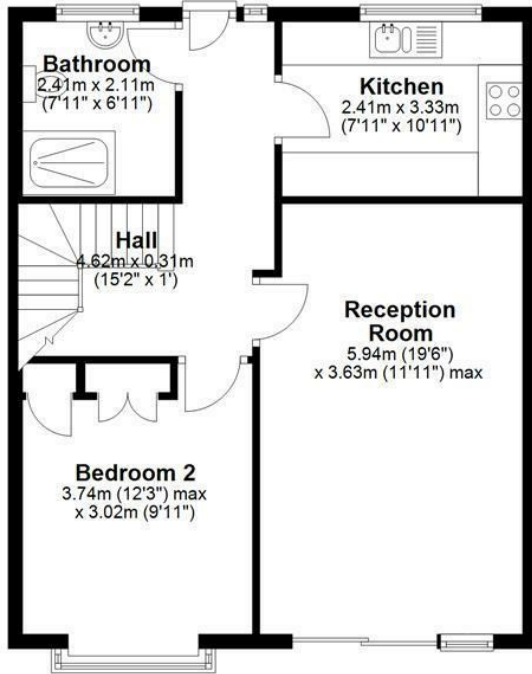


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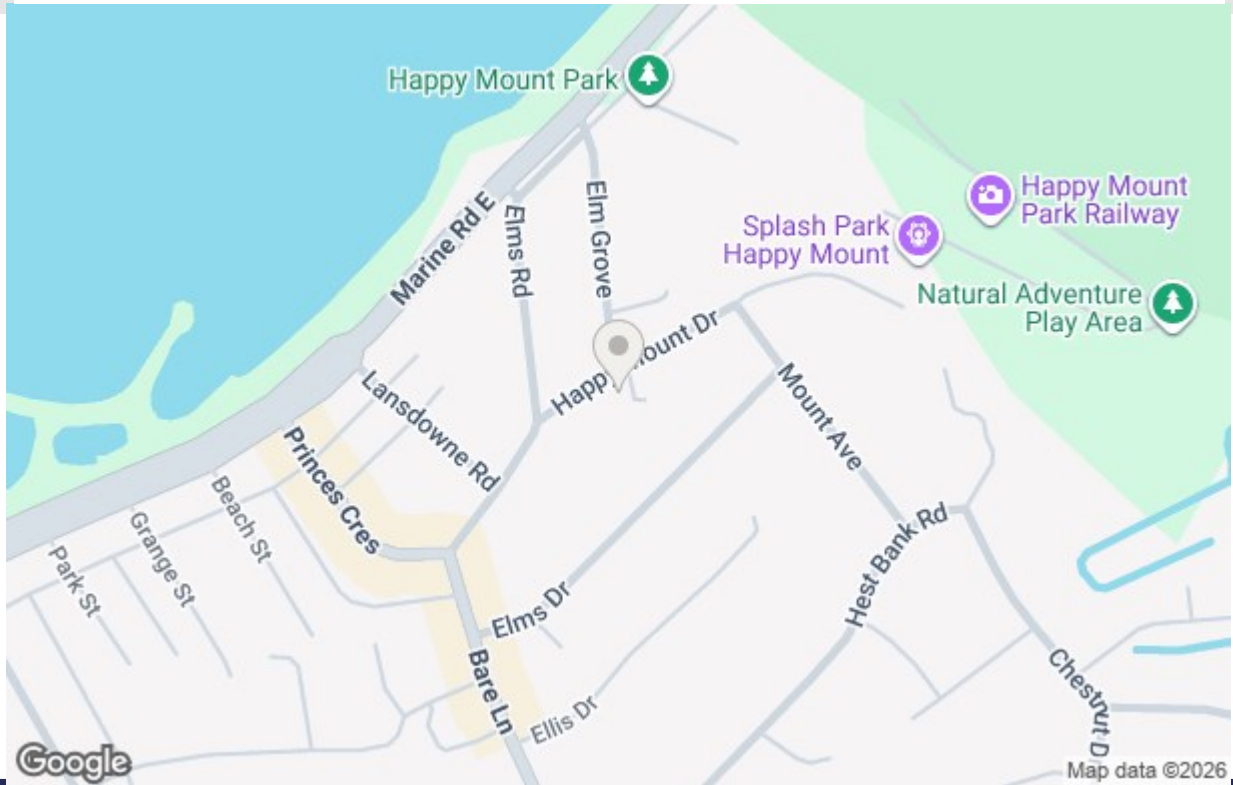
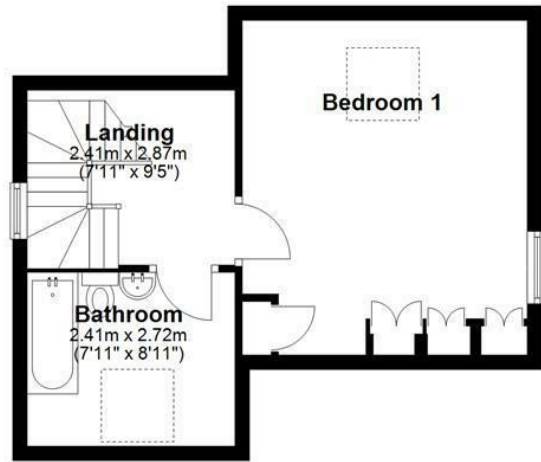
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# Take a nosey round

Ground Floor



First Floor



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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>		(82 plus) <b>A</b>	
(85-91) <b>B</b>		(65-81) <b>B</b>	
(65-84) <b>C</b>		(55-80) <b>C</b>	
(55-64) <b>D</b>		(45-54) <b>D</b>	
(35-54) <b>E</b>		(21-34) <b>E</b>	
(21-34) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
<b>67</b>	<b>82</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC