



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: D
- Sought After Residential Location

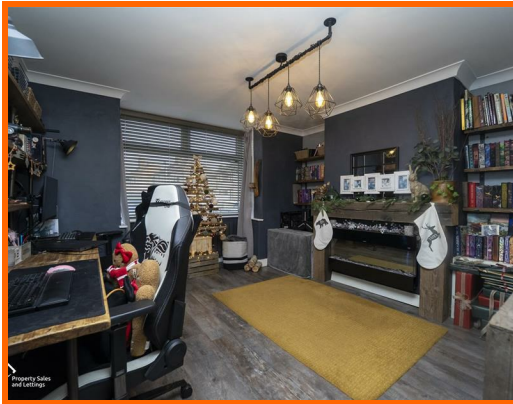


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£275,000

Get to know the property

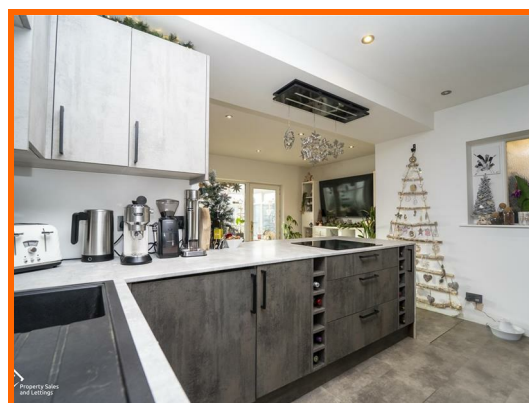
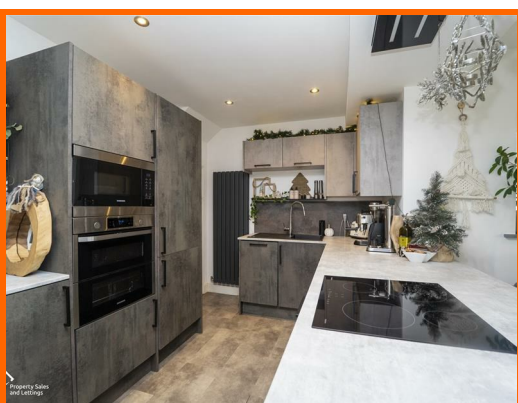


Nestled in the charming village of Bare, Morecambe, this deceptively spacious semi-detached home on Victor Avenue offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms and a stylish bathroom, this property is perfect for families or those seeking extra space.

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

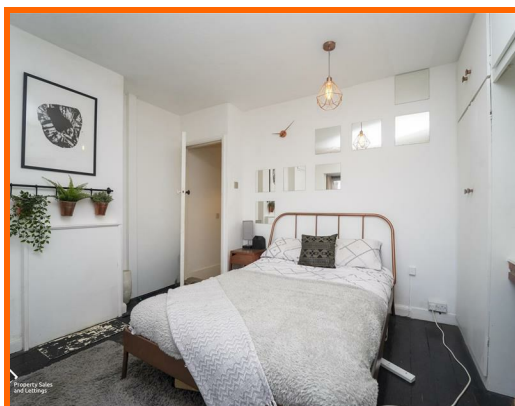
Electric single glazed window, up and over door.

Front

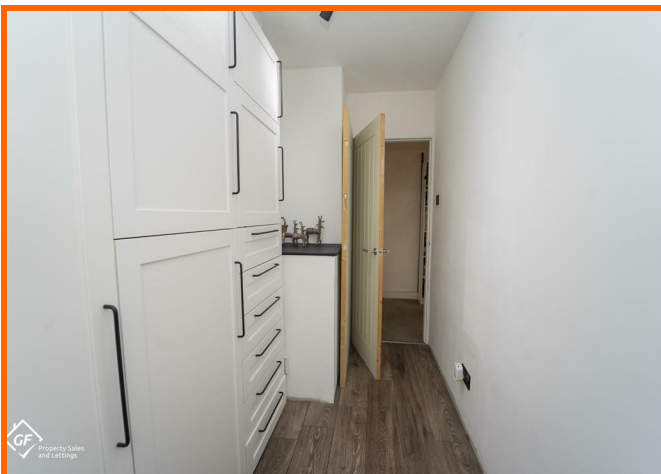
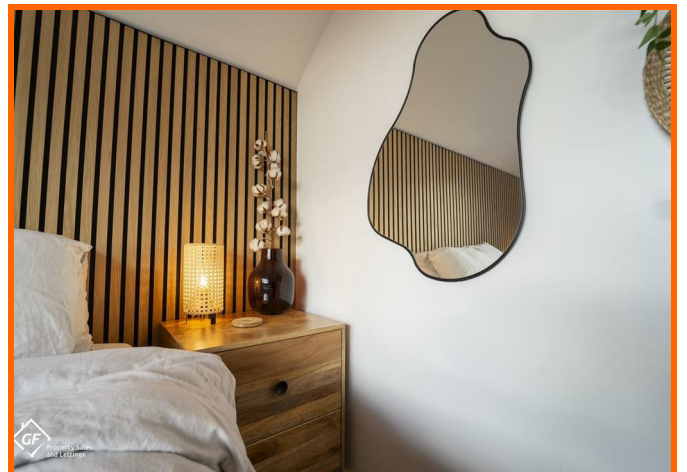
Tarmac driveway leading to garage.

Rear Garden

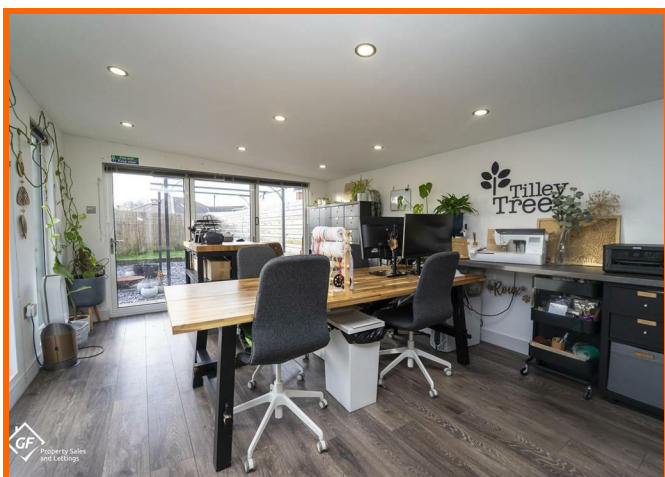
Paving, slate chips, lawn, out buildings, outdoor kitchen, vegetable beds.



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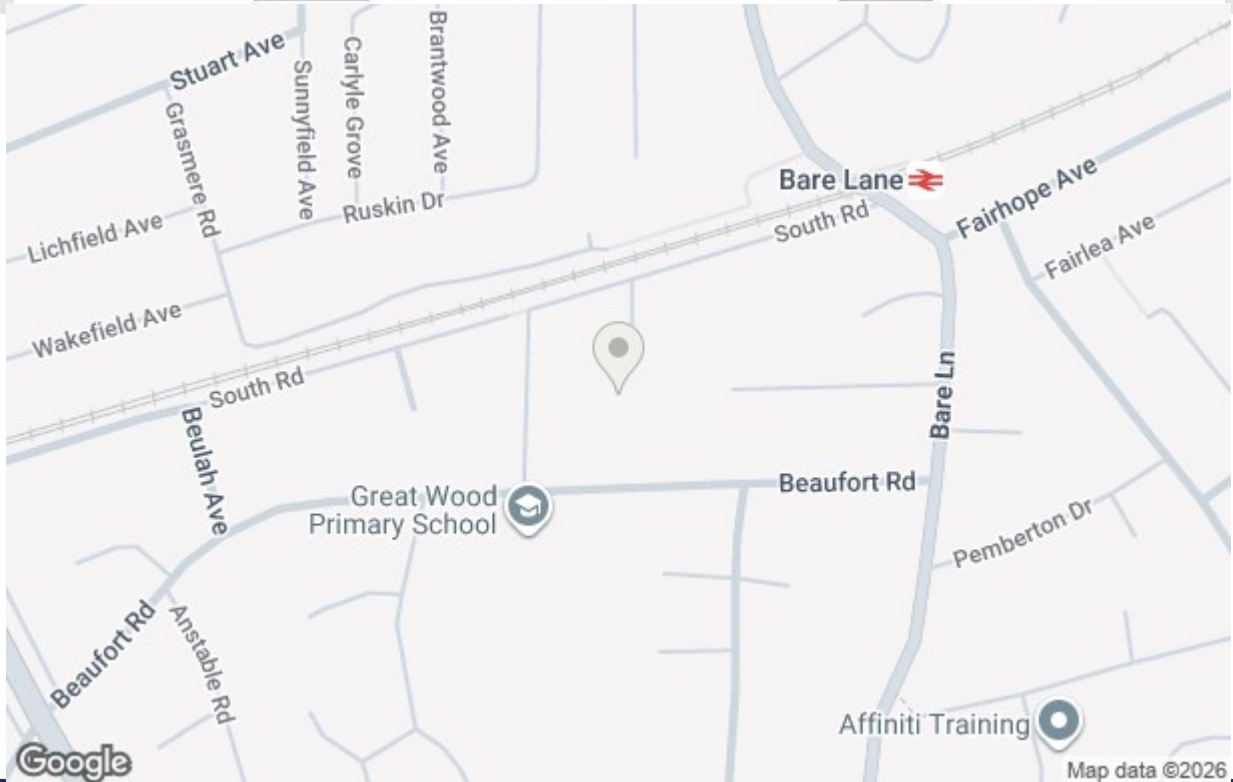
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Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(69-81) B	
(65-80) C		(55-80) C	
(55-64) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 67, Potential 84

Environmental Impact (CO₂) Rating: Current B, Potential A