



32 Monkswood Avenue, Bare,  
Morecambe, Lancashire, LA4  
6TW

32 Monkswood Avenue, Bare, Morecambe

## *The property at a glance*

2  1  1 

- Attractive Mid Terraced Bungalow for the over 55's
- Two Bedrooms
- Good Sized Kitchen
- Modern Shower Room
- Gas Central Heating (boiler approx 2 years old)
- uPVC double glazing
- Small gardens to front & rear
- Quiet Cul-de-sac location
- Excellent Transport Links
- Anchor Housing: service charge Approx £200pcm (info provided by vendor)



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01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# £140,000

# Get to know the property



This property is part of a purpose-built Over 55's development, managed by Anchor Housing, which benefits from an off-site estate manager and a 24 hour emergency call system via digital pull cords in two locations in the property. The development boasts communal gardens consisting of lawned and patio areas plus regular bus services.

No. 32 is a quaint, terraced bungalow boasting two bedrooms, good sized kitchen, double shower room and spacious lounge.

The lounge benefits from double doors opening out to the front garden and a fitted coal effect electric fire with hearth and mantle. There is a fully fitted kitchen with a range of wall, drawer and base units and a three piece shower room suite in white with double shower.

Further benefits include uPVC double glazing and gas central heating (boiler approx 2 years old).

Externally there are small garden areas to the front and rear a garden shed for storage plus communal gardens surrounding.

Positioned in a quiet Cu-de-sac location with Princes Crescent Shopping Parade, The Seafront, Bus and Train Services all within a half mile radius.

## GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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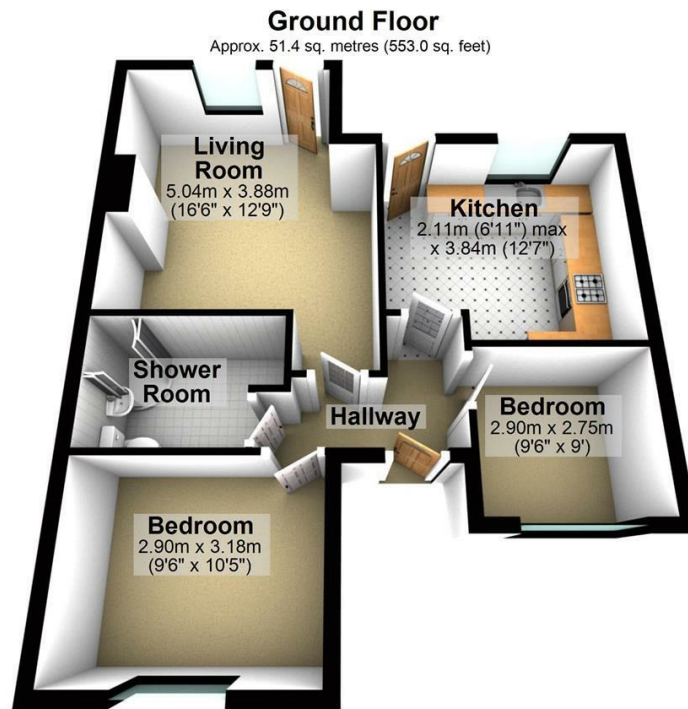
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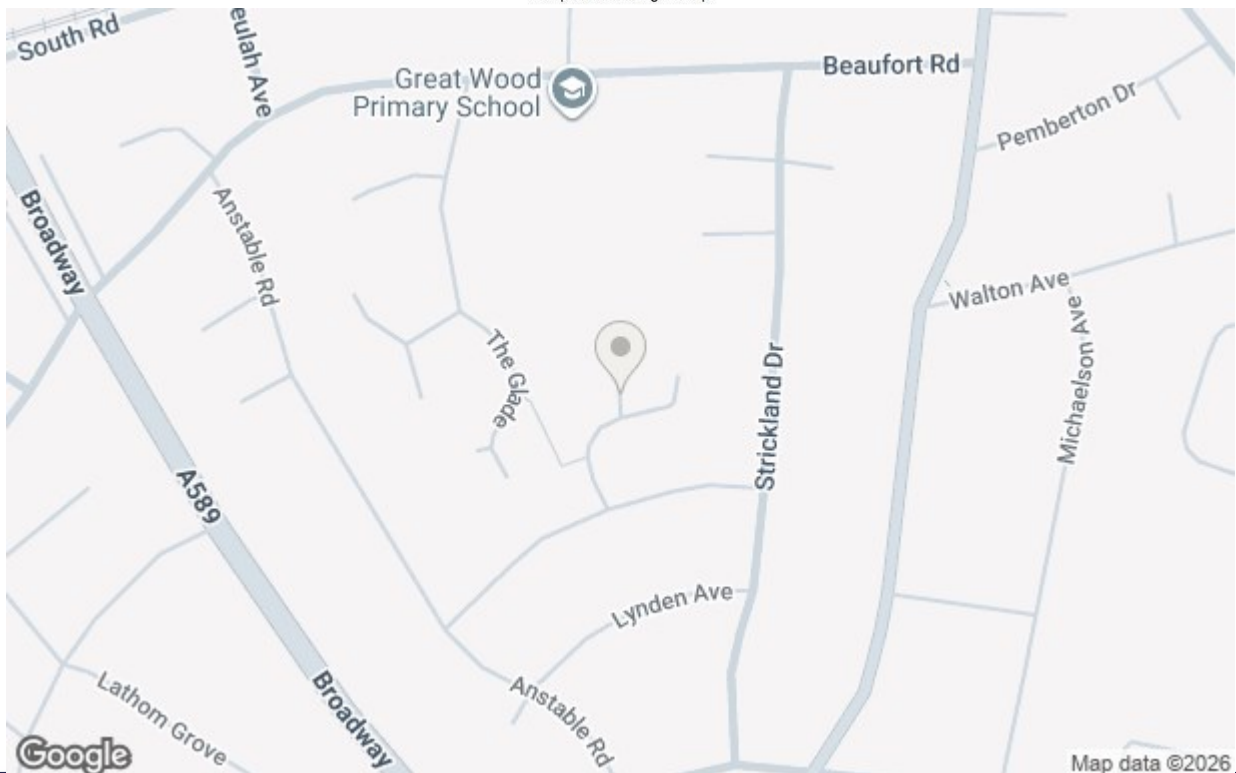
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# Take a nosey round



Total area: approx. 51.4 sq. metres (553.0 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-28) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |
|                                             |  | 86                      | 68        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-28) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |