



37 Bare Avenue, Bare,  
Morecambe, LA4 6BD

37, Bare Avenue, Bare, Morecambe

## *The property at a glance*

4  2  2 

- Exquisite Semi Detached Property
- Four Bedrooms, En-Suite
- Living Room & Media Room
- Stunning Kitchen Diner/ Utility Room
- Four Piece Bathroom
- Enclosed Rear Garden
- Seafront, Amenities & Schools
- Tenure: Freehold
- Property Band: C
- EPC: C



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# £500,000

# Get to know the property



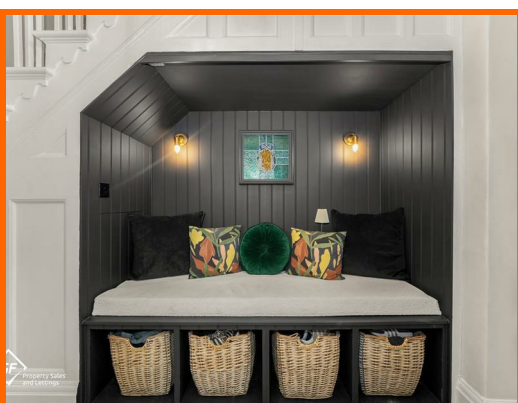
Nestled on Bare Avenue in the charming town of Morecambe, this semi-detached house offers a delightful blend of modern elegance and original character. With four spacious bedrooms, including a luxurious en suite for the main bedroom accessed through a stylish walk-in wardrobe, this property is perfect for families seeking comfort and convenience.

As you enter, you are greeted by a hallway adorned with original tiles, leading to a beautifully refurbished original staircase that showcases the home's historical charm. The two reception rooms are light-filled and inviting, providing ample space for relaxation and entertainment. The contemporary family bathroom features a four-piece suite, ensuring that both functionality and style are at the forefront.

The heart of the home is undoubtedly the open aspect kitchen and dining room, which boasts a modern shaker-style fitted kitchen. French doors seamlessly connect this space to a lovely suntrap garden, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Additional features include off-street parking for two vehicles and a garage, providing practicality in this desirable location. The property's elegant coving and thoughtful design elements create a warm and welcoming atmosphere throughout.

This home is not just a place to live; it is a sanctuary that combines modern living with the charm of its original features. With its prime location and ample amenities, this property is an exceptional opportunity for those looking to settle in Morecambe.





### Vestibule

5 x UPVC double glazed frosted window, composite double glazed leaded frosted door, coving, original tiles, 2 x single glazed wood windows, wood single glazed door to hallway.

### Hallway

Central heating radiator, coving, dado and paneling, door to reception 1, stairs to first floor, open to kitchen and office, original tiled floor.

### Reception Room

Central heating radiator, box bay leaded window, ceiling rose, coving, picture rail, multi fuel fire, granite hearth, wood mantle.

### Kitchen

9 x UPVC double glazed windows, UPVC double glazed French doors to rear, 8 x spot light points, coving, central heating radiator. gas fire, plinth lights, shaker style kitchen, Quartz units, Quartz, splash back, 5 ring gas hob, 2 x electric oven, composited inset sink with mixer hot water tap, island, built-in microwave, extractor hood, space for fridge freezer, plumbing for dishwasher, door to utility, spc herringbone flooring.

### Utility

Wood double glazed frosted window, central heating radiator, dual flush WC, shaker base, wood effect laminate worktops, stainless steel sink with mixer tap, plumbing for washer, space for dryer to log store, lino floor.

### Office

UPVC double glazed window, central heating radiator, 4 x spot light points, concealed Worcester boiler, spc herring bone floor, open to hall.

### Landing

Central heating radiator, smoke alarm, loft access, doors to bedroom 1,2,3,4 and bathroom, stairs to ground floor, dado rail, paneling.

### Bathroom

Wood single glazed frosted window, central heating towel rail, 6 x spot light points, extractor fan, half tiled walls, inset bath with waterfall tap, dual flush WC, wall mounted vanity wash basin with waterfall tap, shower with waterfall rinse, lino floor.

### En-Suite

2 x Spot light points, extractor fan, central heating towel radiator, half tiled to complement, dual flush WC, wall mounted vanity wash basin with waterfall tap, cubicle with waterfall shower, lino floor.

### Bedroom 1

UPVC double glazed box bay window, central heating radiator, door to walk-in wardrobe.

### Walk-in Wardrobe

2 x Spot light points, door to en-suite.

### Bedroom 2

UPVC double glazed window, central heating radiator.

### Bedroom 3

UPVC double glazed window, central heating radiator, wall paneling.

### Bedroom 4

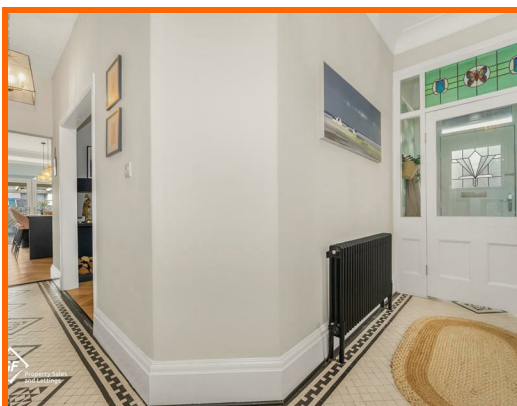
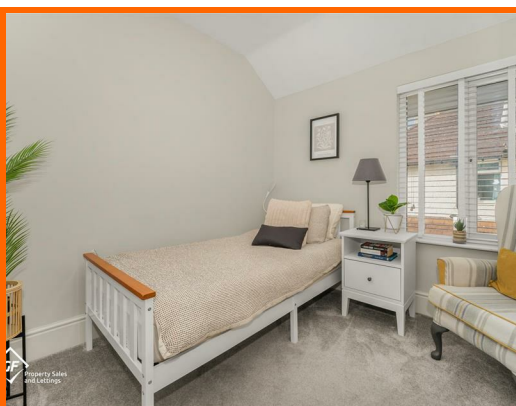
UPVC double glazed window, central heating radiator.

### Front Garden

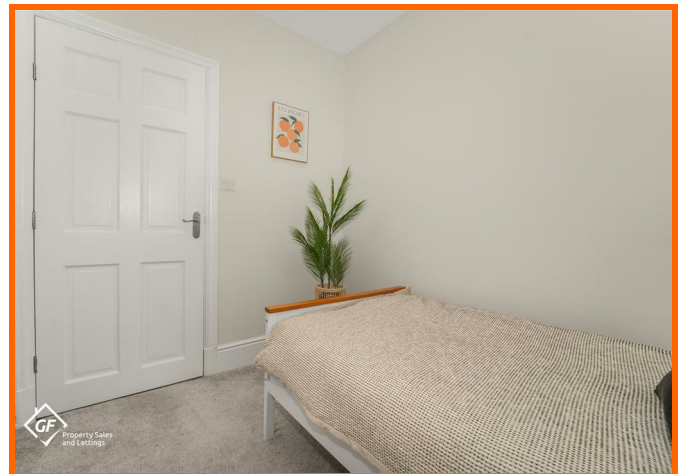
Shrubs, lawn, block paving, driveway leading to garage, electric car charger.

### Rear Garden

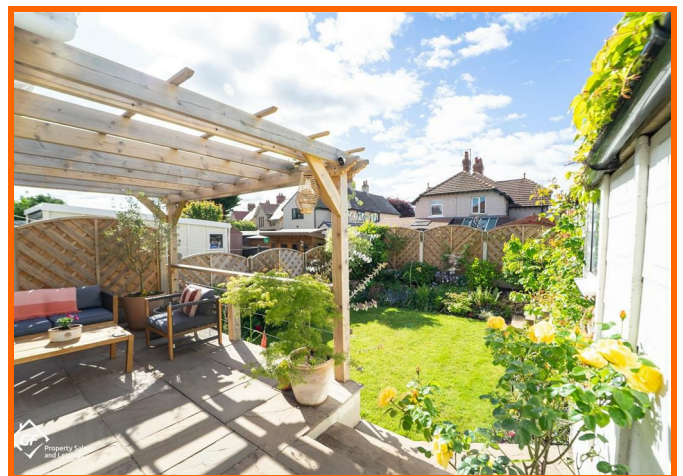
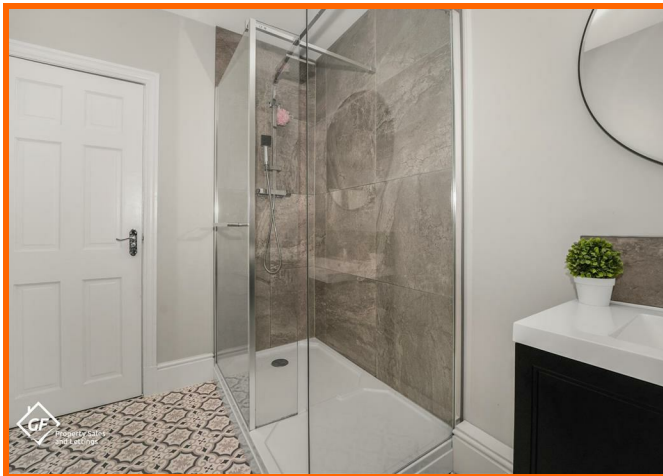
Lawn, shrubs, paving, Indian Stone.



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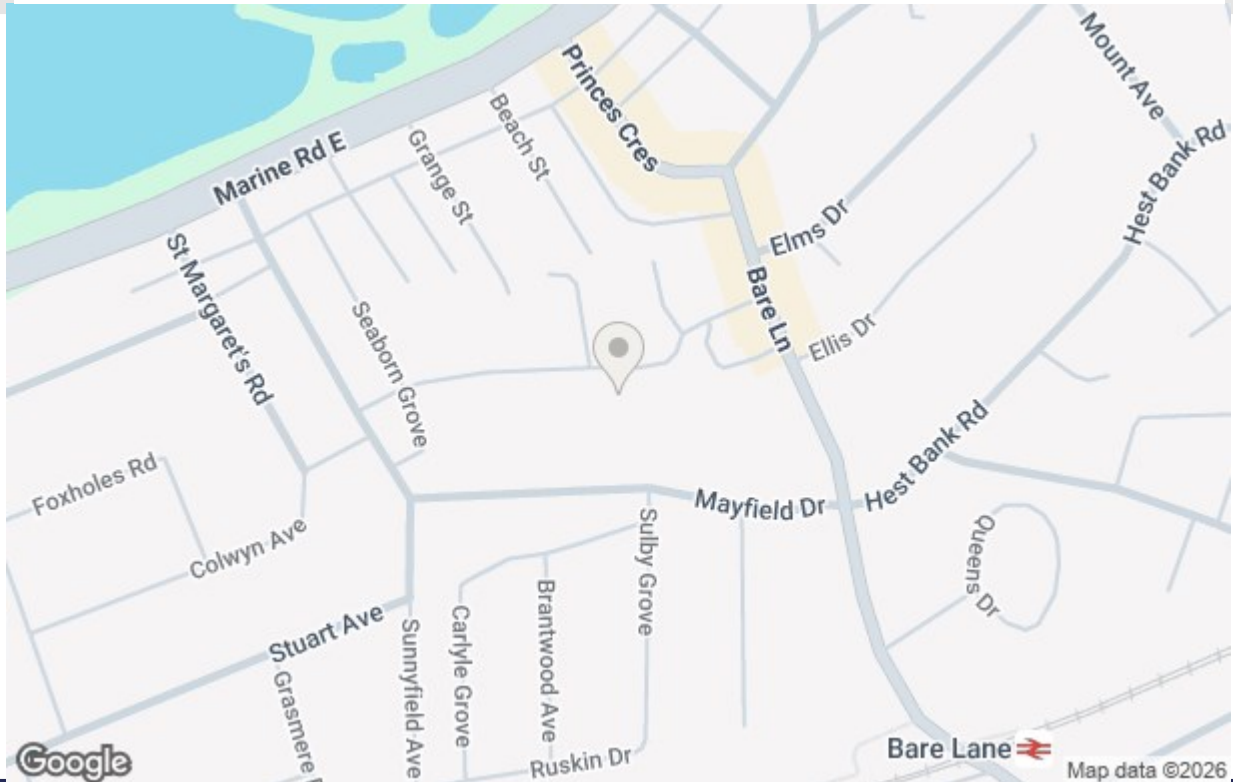
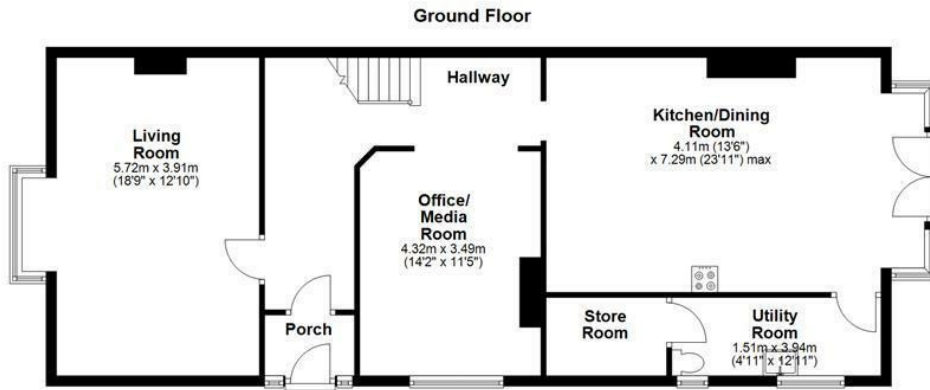
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	82		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	