



**R&B**  
ESTATE AGENTS

13 Warwick Avenue, Bare,  
Morecambe, LA4 6LF

13 Warwick Avenue, Bare, Morecambe

## *The property at a glance*

2  1  1 

- Semi Detached Property (New Roof 2025)
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen Diner & Sun Room
- Driveway & Garage (New Roof 2025)
- Front & Rear Garden
- Tenure: Freehold
- Property Band: C
- EPC: E
- Sought After Location



Get in touch today

01524 401402  
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# £225,000

# Get to know the property



Nestled in the charming area of Warwick Avenue, Morecambe, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The bungalow features a spacious four-piece bathroom suite, ensuring that your daily routines are both comfortable and efficient. The two inviting reception rooms provide ample space for relaxation and entertaining, making it easy to host friends and family or simply unwind after a long day.

One of the standout features of this property is the garage, which offers secure parking and additional storage options. Furthermore, off-street parking is available, providing added convenience for residents and guests alike. The location is particularly advantageous, as it is in close proximity to local amenities, ensuring that shops, cafes, and essential services are just a short stroll away.

This bungalow is suitable for a variety of buyers, whether you are looking to downsize, invest, or find your first home. With its appealing layout and prime location, this property presents an excellent opportunity to enjoy a comfortable lifestyle in Morecambe. Do not miss the chance to make this lovely bungalow your new home.

For further information, please contact the office at your earliest convenience.

#### Entrance Vestibule

UPVC double glazed frosted window, UPVC double glazed frosted door leading into porch, wood double glazed frosted door leading to hall.

#### Hall

Double glazed window, single frosted glazed door and 2 windows, central heating radiator, smoke alarm, stairs to first floor, doors to reception room and kitchen.

#### Reception Room

UPVC double glazed window, ceiling rose, gas fire, central heating radiator.



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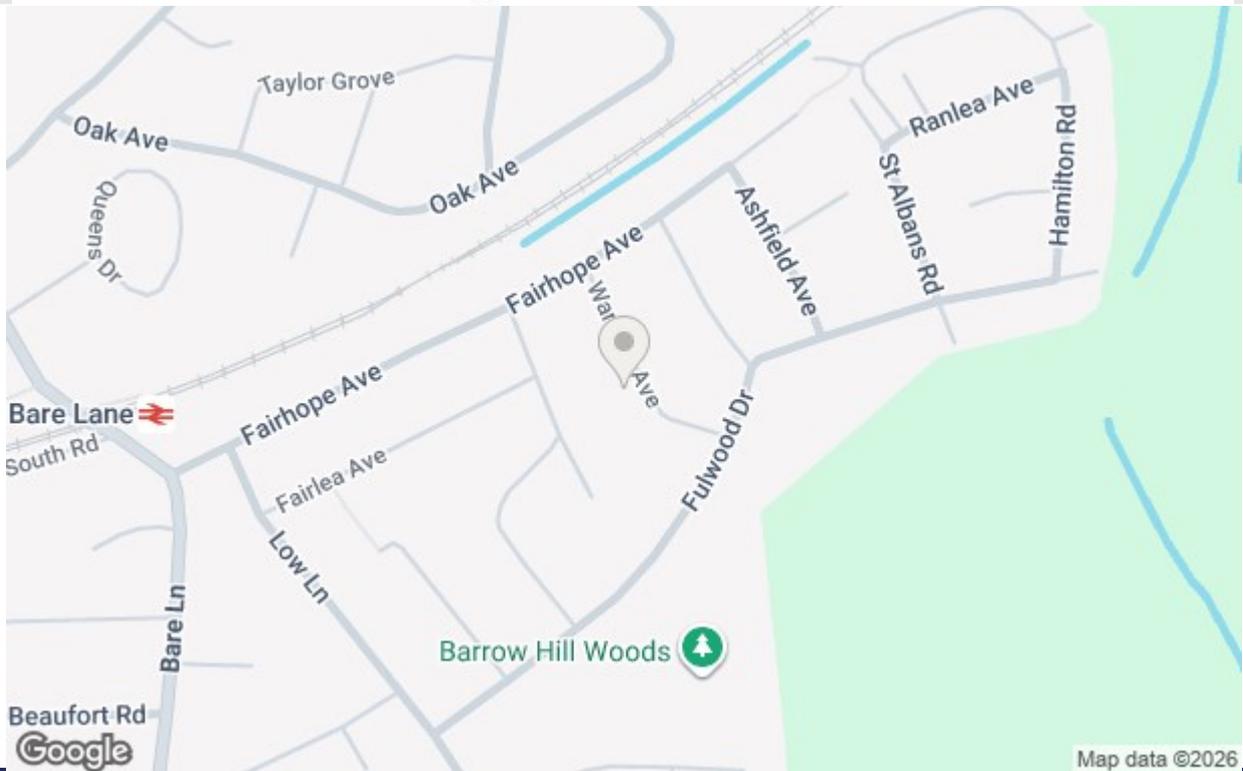
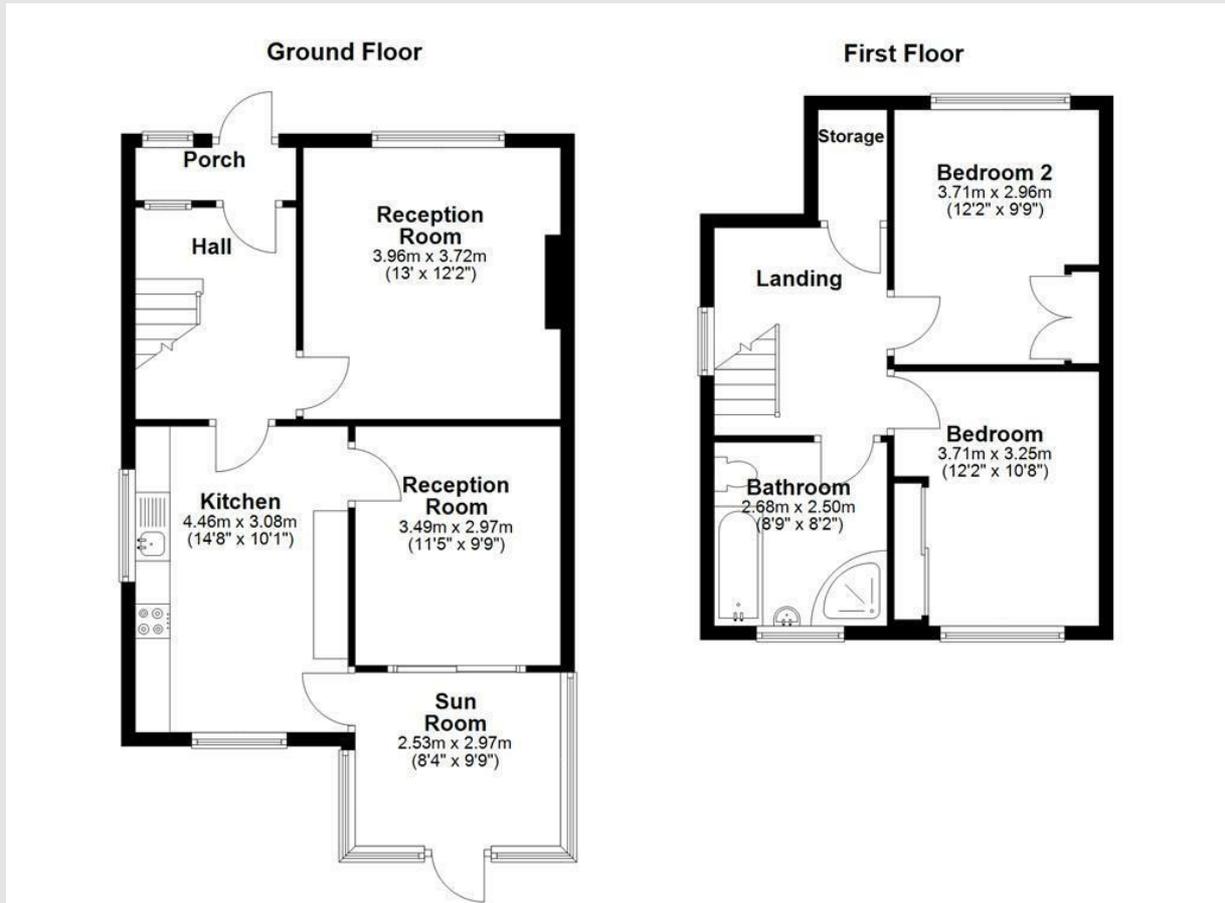
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-28) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <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	
	75		
	48		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC