









### Inside The Home

As you enter the home, you lead into a welcoming Entrance Hall, which proceeds into a generous Living Room, with a double bedroom with handy built in storage cupboards, as well as fitted Kitchen. With a range of wall and base units providing ample storage solutions, and a fitted appliances including freestanding cooker with hob above and extractor, as well as space for a fridge freezer and plumbing for a washing machine. To the rear of the kitchen, a three piece Bathroom suite can be found.

Access to the Basement can be found from the Entrance Hall, where stairs lead down to a generous Hall, with a handy built in storage cupboard. Access to two further rooms can be found, both with windows providing ample natural light. A three piece modern Bathroom can also be found providing this wonderful apartment with two bathrooms.

This wonderfully versatile home is a perfect blank canvas for a multitude of buyers, looking for an exciting project.

### Let's Take A Closer Look At The Area

Located in the seaside village of Bare, Morecambe, this exciting apartment has an awful lot to offer. With the Morecambe Bay coastline a short stroll away, enjoy scenic walks whilst admiring the Lake District National Park in the distance. Bare Train Station is also located a short distance away, which links with Lancaster Station, providing access to the West Coast Mainline. For those who commute or would like to potentially run a holiday let from this property, the M6 Bay Gateway a short drive away and local bus service points provide access in and around the area. Within walking distance of Princess Crescent, the heart of Bare, there are a range of local and national shops, including a butcher's, chemist, bakery and a post office, as well as eateries and popular pubs and wine bars, perfect for those looking for a vibrant local community.

### Let's Step Outside

To the front of the property, a stone chipped garden can be found with planted borders and mature shrubs. This provides the perfect place for sitting out and relaxing on a warm summers day. On street parking is located directly in front of the property.

### Services

The property is fitted with a gas central heating boiler, and has mains electric, mains water and mains drainage.

### Tenure

The property is Leasehold - held on a balance of 999 years from the 24th April 1972, with a Peppercorn ground rent.

### Council Tax

This home is Band A under Lancaster City Council.

### Viewings

Strictly by appointment with Houseclub Estate Agency.

### Energy Performance Certificate

View online or for more information contact our office for details.

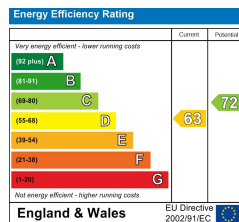








Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup>



# Your Award Winning Houseclub

