





## Inside The Home

Accessed via a communal Entrance Hall, this ground floor apartment welcomes you into a spacious Reception Room, illuminated by a large UPVC double glazed bay window, filling the space with an abundance of natural light.

Leading through, the Bedroom offers excellent access to the rear of the property, via an external UPVC double glazed door. A useful built-in storage cupboard houses the Vaillant gas central heating boiler. Proceeding through, a spacious Kitchen can be found, fitted with a range of wall and base units, with complementary work surfaces over and integrated appliances which include a four ring gas hob with extractor hood above and a high-rise oven. With plumbing for a washing machine and space for a fridge freezer.

Completing the home, a generous Bathroom is fitted with a three-piece suite incorporating a generous panelled bath, alongside a UPVC double glazed window providing natural light and ventilation.

A particular feature of the property is the substantial cellar, offering excellent potential. With a degree of improvement, this useful space could be transformed into a dry and practical storage area or workshop.

Whilst this property requires extensive TLC, it truly provides a blank canvas for the right buyer. Whether you are an investor looking for a convenient home in a popular area of Morecambe, with the Eden Project of the North on its doorstep, or a first time buyer looking to turn your hand to a project, the opportunity is not to be missed.

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

Located in the seaside village of Bare, Morecambe, this exciting ground floor flat 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 close by, providing excellent access to Lancaster Station, and 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 Princes 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

Externally, the property enjoys an enclosed rear yard, surrounded by secure boundary walls with gated access. This low-maintenance outdoor space provides the ideal setting for alfresco dining, entertaining guests, or simply relaxing in the warmer months with a morning coffee.

## About the Tender Process

We ask all parties who wish to submit an offer, to contact our sales team on 01524 771888 or by email at: [info@houseclub.co.uk](mailto:info@houseclub.co.uk) to obtain a copy of our Tender Form. All offers are to be sent in writing by 12pm on Tuesday 18th August 2026, for the attention of Mr John Harrison to: [john.harrison@houseclub.co.uk](mailto:john.harrison@houseclub.co.uk).

We require a written offer to include full proof of funding and ID to include, either a Driving Licence or a Passport, and a utility bill dated within in the last month. We also require the details of your chosen solicitor, so we are able to submit the offer with confidence to our vendors. For further information, please do not hesitate to contact our sales team.

Please note, it is the responsibility of the offerer to make sure their offer is received by ourselves before the deadline. The contents of your offer will not be discussed beforehand, to make sure we give every party an equal and fair opportunity. The vendor reserves the right to accept an offer prior to the deadline, should they choose.

## Services

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

## Tenure

The property is Leasehold - Held on a balance of 200 years from the 17th June 1981. With no annual ground rent and no annual service charge however there is a shared responsibility

for repairs between the upper flat (9A) and the lower flat (No.9). Title number: LA930272.

## Council Tax

This home is Band A under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







Total Area: 82.2 m<sup>2</sup> ... 885 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	73
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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