

## 2 Bedroom Flat for Sale - £130,000

Tudor Grove, Bare, Morecambe, LA4 6DP



### KEY FEATURES

- Purpose Built First Floor Apartment • Popular Residential Location • Within Walking Distance To Amenities • Large Reception Room • Fitted Kitchen • Two Good Size Bedrooms • Wet-Room • Communal Area And Garage • No Upper Chain

## Description

This purpose built first floor apartment is located within a quiet cul-de-sac in Bare. Within walking distance to Princess Crescent, the train station, bus route, close to the sea front and Happy Mount Park.

The apartment features a large lounge/dining area and fitted kitchen with space for a washing machine and fridge freezer. Two good sized bedrooms and wet-room. External the property provides a communal front and rear garden, plus a single garage.

Viewings are highly recommended, so contact the office to book your appointment. No Upper Chain.



## Ground Floor

**Entrance Hall** - UPVC entrance door and stairs leading to the first floor landing.

## First Floor

**First Floor Landing** - Double radiator and loft access.

**Lounge** - 10' 7" x 17' 5" (3.24m x 5.32m) Double glazed uPVC window to the front aspect. Electric fire with marble hearth and surround. Double radiator.

**Kitchen** - 7' 2" x 8' 9" (2.19m x 2.67m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Free standing cooker with stainless steel extractor fan. Space for a washing machine and fridge freezer. Double radiator. Double glazed uPVC window to the front aspect.

**Master Bedroom** - 10' 7" x 12' 2" (3.24m x 3.73m) (into recess)  
Double glazed uPVC window to the rear aspect. Radiator.

**Bedroom Two** - 8' 9" x 8' 7" (2.69m x 2.64m) Double glazed uPVC window to the rear aspect. Radiator.

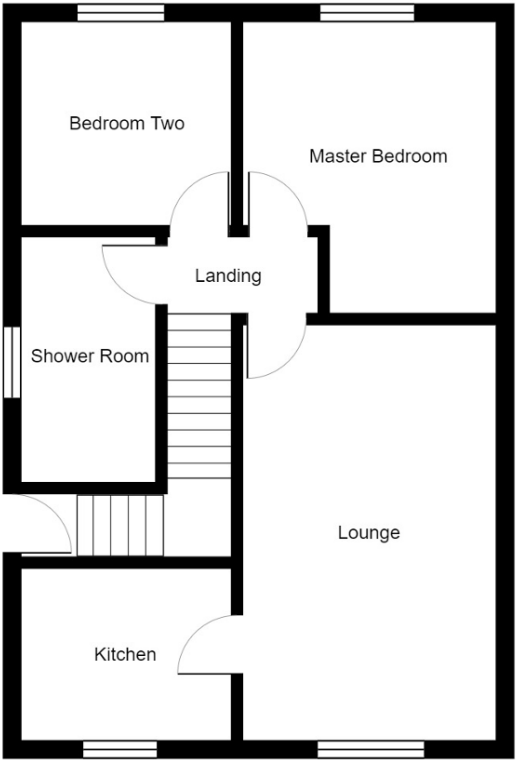
**Wet-Room** - Two piece suite comprising; wash hand basin and low level WC. Wet room with overhead shower. Double glazed uPVC window to the side aspect. heated towel rail.

## Exterior

**External** - Communal area to the rear and access to a clothes line. Single garage with an up and over door.

**Garage** - 15' 5" x 7' 10" (4.72m x 2.4m) Up and over door.

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First Floor



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	72   C	78   C
39-54	E		
21-38	F		
1-20	G		

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Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.