



117 Regent Road
Morecambe, LA3 1AQ

House - Semi-Detached

Price Guide

£270,000

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Overview

- EXTENDED
- TWO BATHROOMS
- MULTI FUEL STOVE
- DETACHED GARAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- FULLY ENCLOSED SOUTH FACING GARDEN
- POPULAR AREA

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Entrance Hallway

Stairs to the first floor, understairs storage cupboard housing gas and electric meter and Worcester combi boiler, carpeted floor, radiator.

Lounge

Double glazed bay window to the front, feature pine surround fireplace with an inset electric stove, carpeted floor, radiator.

Open Plan Dining Room

Open plan to the orangery, wonderful stone surround fireplace with an inset multi-fuel stove set on a slate hearth, carpeted floor, radiator.

Orangery

Stunning room that offers lots of flexibility for family life, double-glazed windows to the side and rear, radiator, carpeted floor, double-glazed door to the garden.

Kitchen

Double-glazed windows to the side, range of matching wall and base units with complimentary work units, stainless steel sink, four-ring gas cooker and extract hood, plumbing for washing machine, space for fridge/freezer, laminate floor, radiator.

First Floor Landing

Original stained glass window to the side, stairs to the second floor, radiator, carpeted floor.

Bedroom One

Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Two

Double-glazed window to the front, laminate floor, radiator.

Bedroom Three

Double-glazed window to the front, carpeted floor, radiator.

Bathroom

Double-glazed frosted window to the rear, Heritage bathtub, vanity unit with inset wash hand basin, shower cubicle with Triton electric shower, heated towel rail, original built-in linen cupboard, laminate floor, W.C.

Second Floor Landing

Double-glazed window to the side, large walk-in storage cupboard, carpeted floor.

Bedroom Four

Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Five

Two double-glazed dormer windows to the front, carpeted floor, radiator.

Shower Room

Double-glazed frosted window to the front, shower cubicle with Triton electric shower, heated towel rail, extractor fan, vanity unit with inset wash hand basin, vinyl floor, W.C.

Outside

Off-road parking to the front for two cars and access to the garage and rear. Fully enclosed South facing rear garden with double wooden gates leading to the road and space for off-road parking if desired, wooden summer house, water tap, various patio areas and raised flower beds.

Detached Garage

Detached garage with an up-and-over door, power and light.

Useful Information

Tenure Freehold
Council Tax Band (B) £1678.14

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	78	C	B

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.