



72 West End Road, Morecambe,  
LA4 4DY

72, West End Road, Morecambe

## The property at a glance 4 1 2

- Semi Detached Property
- Four Bedrooms
- Fitted Kitchen
- Two Spacious Reception Rooms
- Modern Four Piece Bathroom
- Enclosed Rear Garden
- On Street Parking
- Freehold
- Council Tax Band C
- EPC Rating: D

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**£165,000**

# Get to know the property



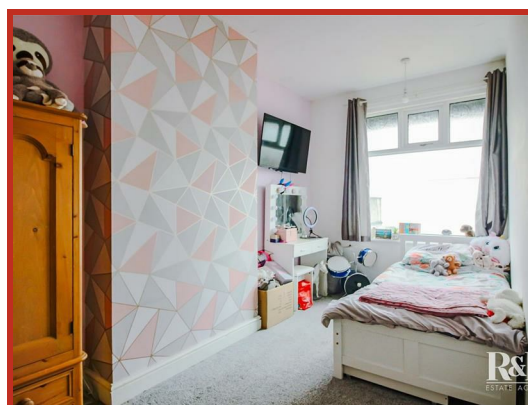
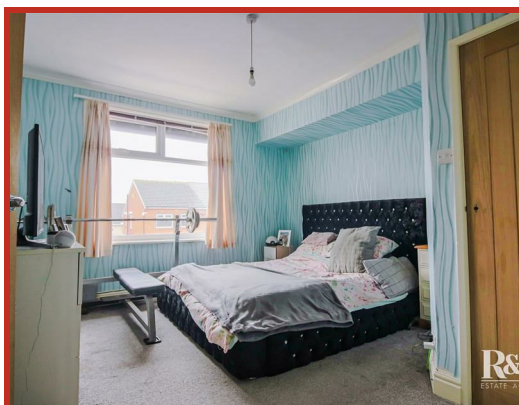
Nestled on West End Road in the charming town of Morecambe, this good sized semi-detached house presents a wonderful opportunity for those seeking a new home. Boasting two reception rooms, four bedrooms, and a well-appointed bathroom, this property offers ample space for comfortable living.

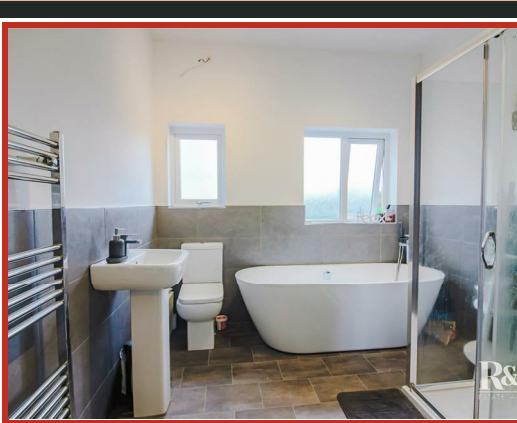
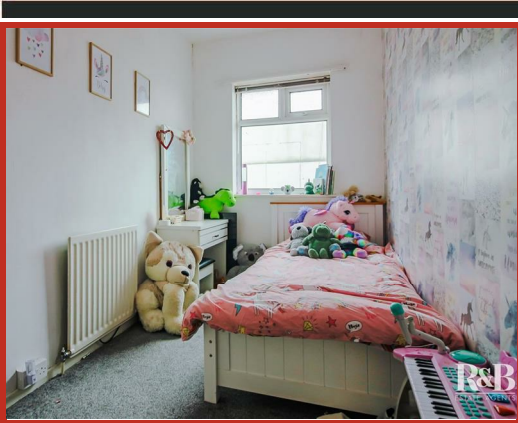
The two reception rooms provide versatile spaces for entertaining guests or simply relaxing with your loved ones. The three bedrooms offer a peaceful retreat at the end of the day, ensuring a good night's rest.

While the property itself is a gem, the surrounding area also has its own unique charm. From local shops to scenic parks, there is much to explore and enjoy in Morecambe. Whether you're looking to unwind by the seaside or indulge in some retail therapy, this location has something for everyone.

This property has the potential to be transformed into a cosy haven with a little love and care. With its convenient layout and desirable features, this house on West End Road is just waiting for someone to make it their own.

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## Ground Floor

### Entrance Vestibule

2.01m x 0.99m (6'7" x 3'3")

Hardwood entrance door and stained glass door and windows to the hallway.

### Hallway

5.18m x 2.01m (17' x 6'7")

Central heating radiator, coving, part wood panelled elevations, wood effect flooring, stairs to the first floor, doors to two reception rooms and open to the kitchen.

### Reception Room One

4.83m x 4.52m (15'10" x 14'10")

UPVC double glazed window, central heating radiator, wall mounted electric fire, television point, coving and ceiling rose.

### Reception Room Two

4.52m x 4.22m (14'10" x 13'10")

UPVC double glazed window, central heating radiator and gas fire with feature surround and mantel.

### Kitchen

2.79m x 2.62m (9'2" x 8'7")

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, stainless steel sink with drainer and mixer tap and vinyl flooring.

### Utility Room

2.79m x 2.49m (9'2" x 8'2")

Plumbing for washing machine, space for fridge freezer and dryer, door to the WC and UPVC double glazed door to the rear.

## First Floor

### Landing

2.64m x 2.62m (8'8" x 8'7")

Doors to four bedrooms and bathroom.

### Bedroom One

4.60m x 3.71m (15'1" x 12'2")

UPVC double glazed window, coving and door to the walk in wardrobe.

### Bedroom Two

3.51m x 2.82m (11'6" x 9'3")

UPVC double glazed window and central heating radiator.

### Bedroom Three

4.60m x 2.26m (15'1" x 7'5")

UPVC double glazed window.

### Bedroom Four

3.51m x 1.85m (11'6" x 6'1")

UPVC double glazed window and central heating radiator.

### Bathroom

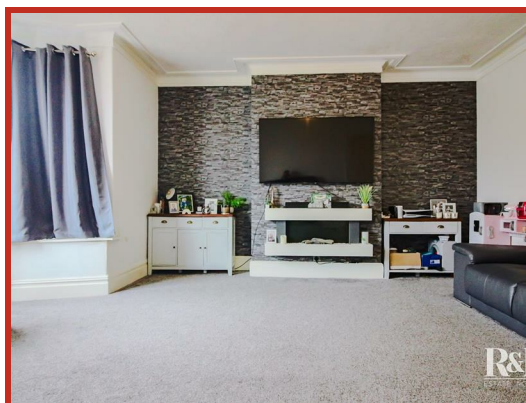
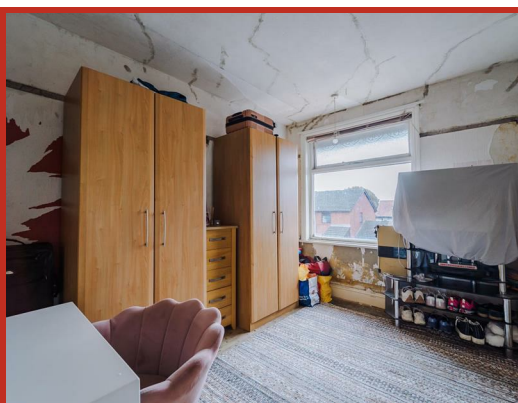
2.77m x 2.59m (9'1" x 8'6")

Two UPVC double glazed windows, central heating towel rail, freestanding bath, walk in shower unit, pedestal wash basin, dual flush WC, part tiled elevations and tiled flooring.

## External

### Rear

Enclosed paved garden with decked seating area.



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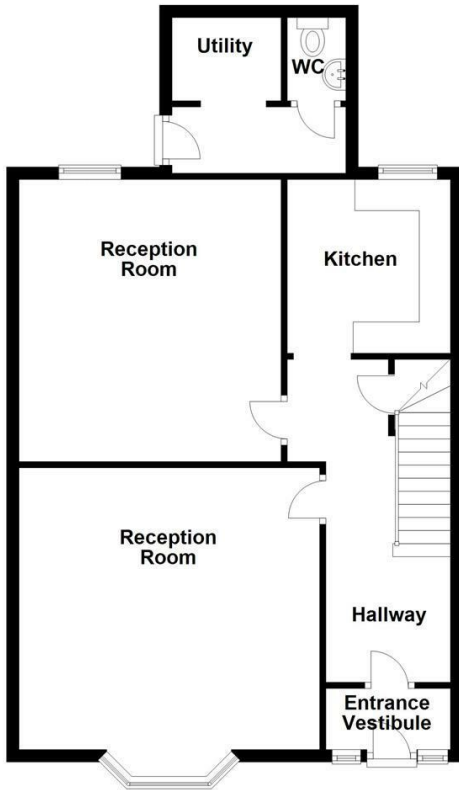
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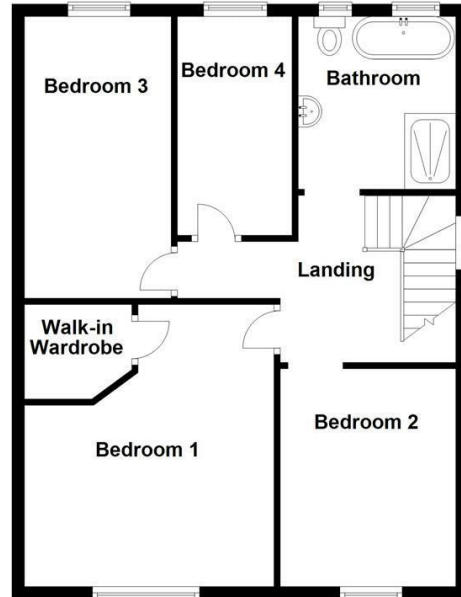
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# Take a nosey round

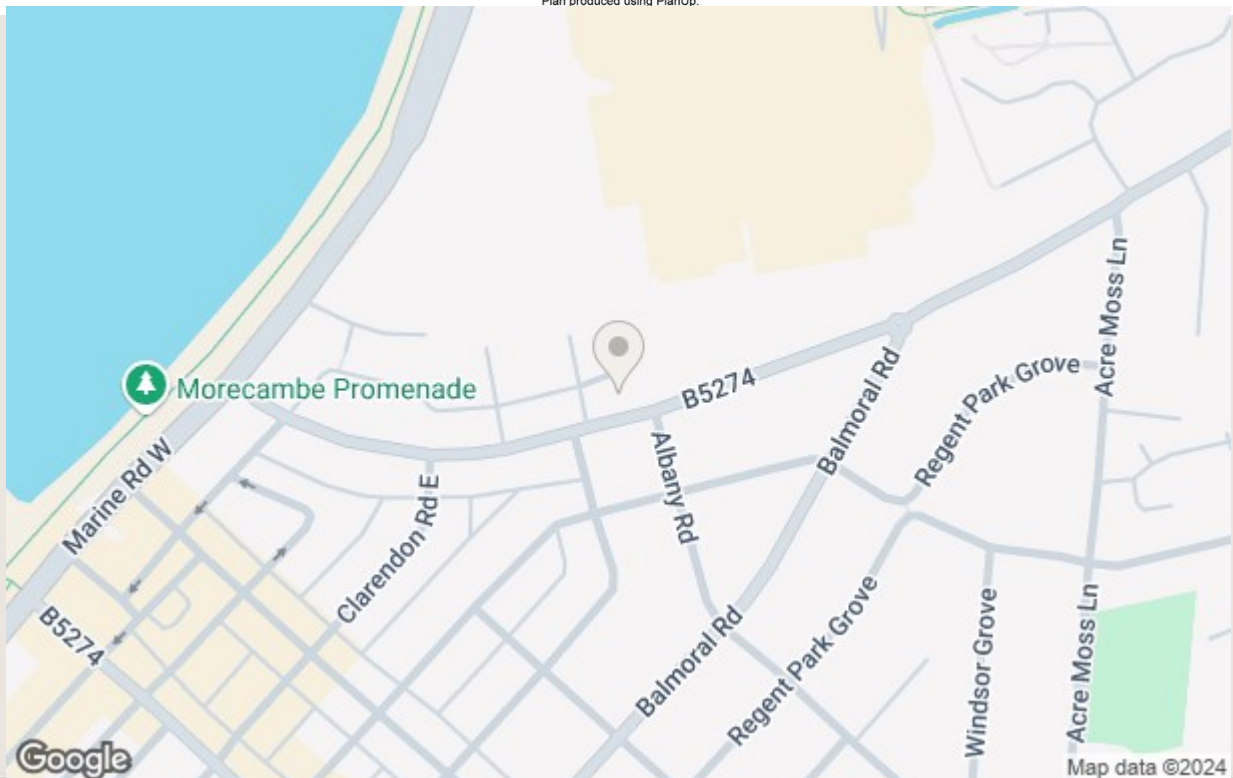
**Ground Floor**  
Approx. 70.8 sq. metres (762.6 sq. feet)



**First Floor**  
Approx. 63.3 sq. metres (681.8 sq. feet)



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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Energy Efficiency Rating	
Current	Potential
61	79
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> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
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	
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