



R&B
ESTATE AGENTS

166B Lancaster Road, Morecambe,
LA4 5QW

166B, Lancaster Road, Morecambe

The property at a glance **3** **1** **2**

- Two Story Flat
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Family Bathroom
- On Street Parking
- Tenure TBA
- Council Tax Band: B
- EPC Rating: TBC

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£145,000

Get to know the property



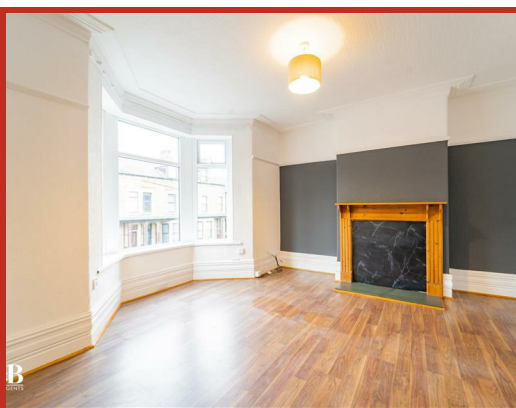
A LARGE FLAT IN A CONVENIENT LOCATION!

Nestled on Lancaster Road in the charming town of Morecambe, this spacious flat is a true gem waiting to be discovered. Boasting three bedrooms and a generous 1,163 sq ft of living space, this property offers a perfect blend of comfort and style.

Step inside to find a delightful layout featuring not just one, but two reception rooms that provide versatile spaces for hosting gatherings or simply unwinding with loved ones. The expansive rooms are thoughtfully designed to offer ample space for both everyday living and entertaining, ensuring that you'll never feel cramped or confined.

With its two-story layout, this flat exudes a sense of grandeur and sophistication, making it feel more like a traditional house rather than a flat. Each room is generously sized, promising a comfortable and inviting atmosphere for all who enter.

If you're in search of a property that seamlessly combines space and functionality in a convenient flat setting, then look no further. This property on Lancaster Road is the perfect canvas for you to create a home that suits your lifestyle and preferences. Don't miss out on the opportunity to make this wonderful house your own.





Ground Floor

Hall

3.84m x 0.97m (12'7 x 3'2)

Composite entrance door and door to inner hall.

Inner Hall

1.57m x 0.97m (5'2 x 3'2)

Stairs to first floor.

First Floor

Reception Room Two

5.97m x 4.45m (19'7 x 14'7)

UPVC double glazed window, central heating radiator, coving, two feature wall lights, stairs to second floor, door to reception room one and open access to kitchen.

Reception Room One

5.05m x 4.39m (16'7 x 14'5)

UPVC double glazed bay window, central heating radiator, cornice coving, picture rail, TV point and wood effect flooring.

Kitchen

3.38m x 3.30m (11'1 x 10'10)

UPVC double glazed window, central heating radiator, mixture of wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, tiled splash back, plumbing for washing machine, wood effect flooring and open access to inner hall.

Inner Hall

1.98m x 0.89m (6'6 x 2'11)

Tiled floor, storage and door to bathroom.

Bathroom

2.39m x 1.98m (7'10 x 6'6)

UPVC double glazed window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and direct feed rainfall shower with rinse head over, illuminated mirror, PVC panel ceiling, tiled elevation and ceramic tiled floor.

Second Floor

Landing

3.23m x 1.60m (10'7 x 5'3)

Coving and doors to three bedrooms.

Bedroom One

5.11m x 3.78m (16'9 x 12'5)

UPVC double glazed window and central heating radiator.

Bedroom Two

4.39m x 2.64m (14'5 x 8'8)

UPVC double glazed window, central heating radiator, coving and loft access.

Bedroom Three

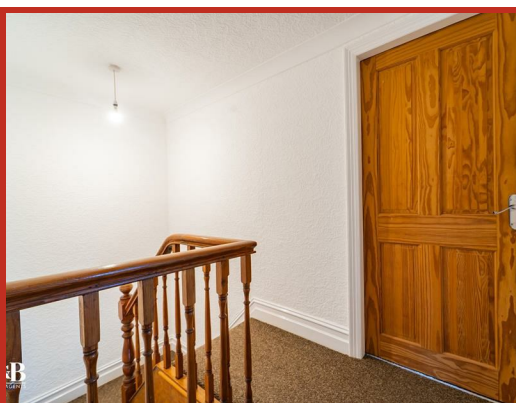
3.20m x 2.51m (10'6 x 8'3)

UPVC double glazed window, central heating radiator and coving.

External

Front

Courtyard.



1 66B Lancaster Road,
Morecambe, LA4 5QW



166B Lancaster Road,
Morecambe, LA4 5QW



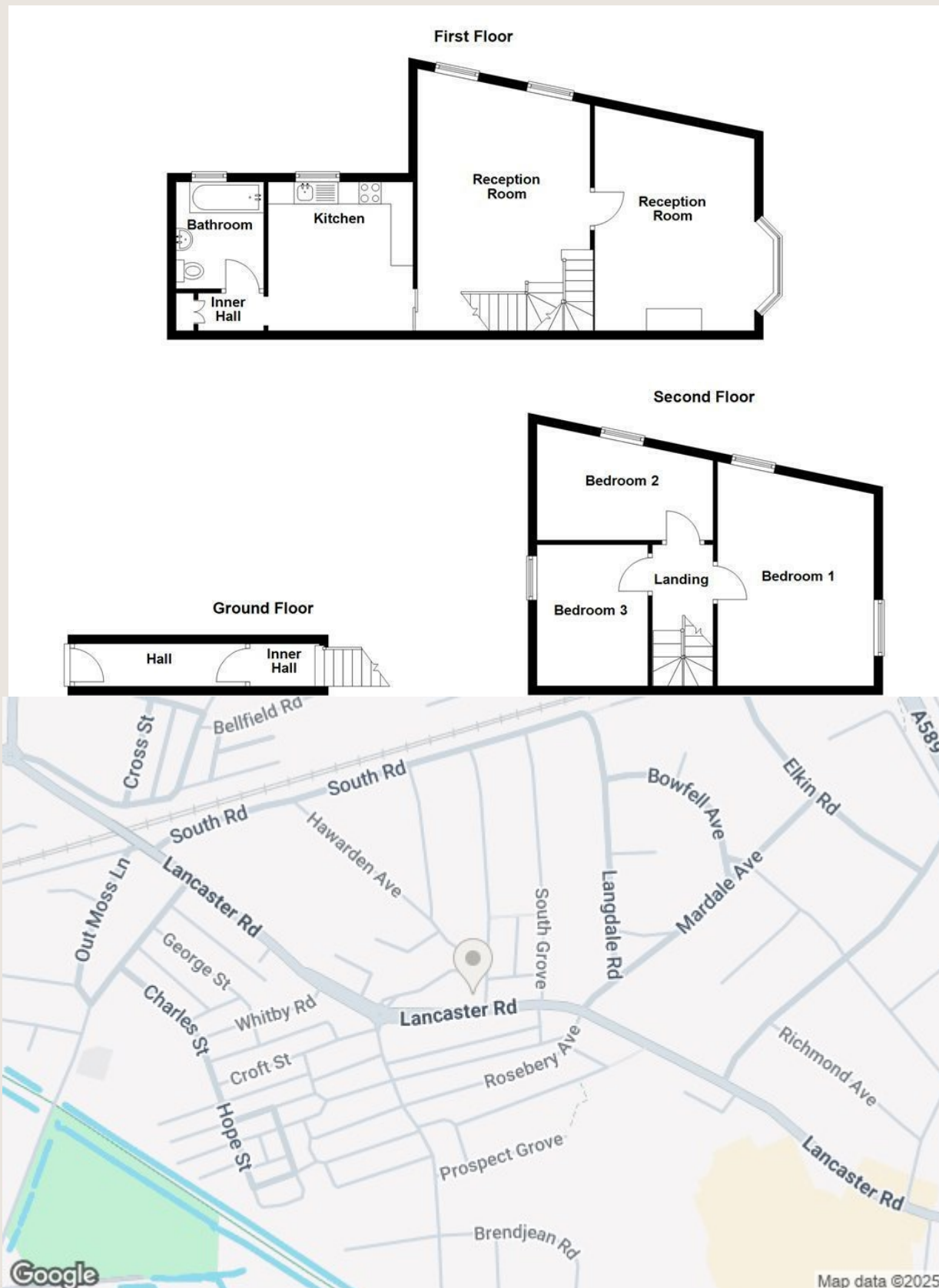
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

Take a nosey round



R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbstateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	67

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	