



35, Brook Road,  
Morecambe, LA3 1AY

35, Brook Road, Morecambe

## The property at a glance



- Semi Detached True Bungalow
- One Double Bedroom
- Fitted Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Driveway & Rear Garden
- Popular Residential Location

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**£600 PCM**

# Get to know the property

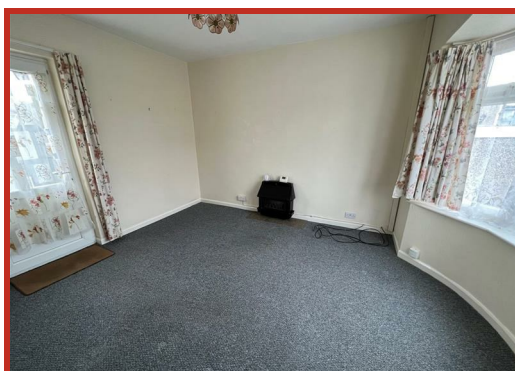
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Neutrally presented, semi detached true bungalow offering one double bedroom, driveway & rear garden - situated in the Regent Park area of Morecambe.

The neutrally presented accommodation briefly comprises generous lounge, fitted kitchen with electric cooker/hob and space for appliances, double bedroom with built in cupboards and a three piece bathroom suite comprising fitted bath with wall mounted shower, low flush WC and wash hand basin. Further benefits to the property include double glazing and gas central heating throughout.

Externally, there is a driveway to the front elevation and an enclosed rear garden with gravelled area and tarmacked area providing space for outdoor seating in warmer months.

Located in the popular residential area of Regent Park in Morecambe, within easy reach of Morecambe Town Centre and a range of local amenities including shops, schools, and transport links including bus routes and train station providing access to surrounding areas including Lancaster City Centre. The M6 link road 'The Bay Gateway' also provides improved access to the motorway and areas further afield including Preston & The Lake District - making it a perfect base for both work and leisure reasons.



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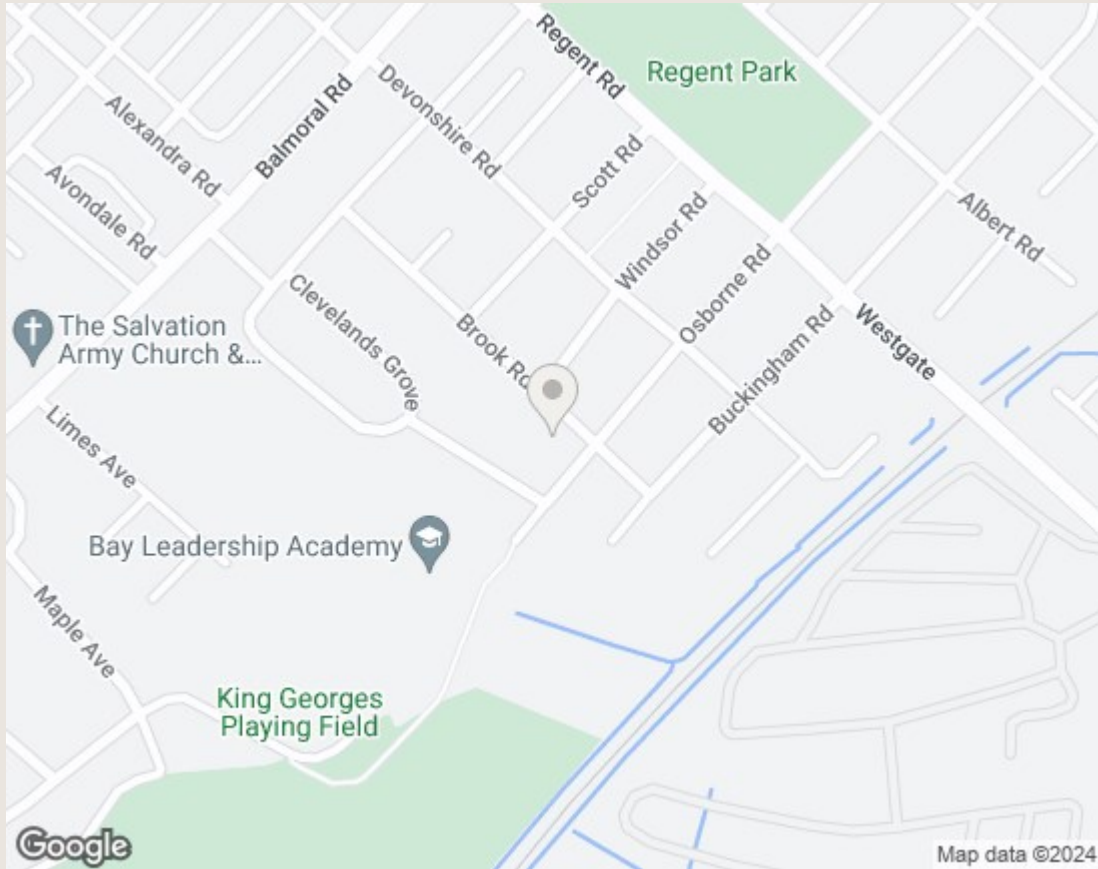
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		67	87
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	