

KEENANS

Sales & Lettings



Princes Crescent, Morecambe, LA4 6BY
Auction Guide £250,000



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Ground Floor

Vestibule

12'7" x 3'2" (3.86m x 0.97m)

UPVC entrance door, coving, tile floor & door to hall

Hall

17'1" x 6'3" (5.23m x 1.93m)

Coving, stairs to first floor, door to stairs for lower ground floor and door to further hall

Further Hall

6'2" x 5'1" (1.88m x 1.55m)

Inner Hall

Room One

28'4" x 17'1" (8.64m x 5.23m)

Room Two

12'7" x 9'4" (3.84m x 2.87m)

Lower Ground Floor

Hall

36'1" x 6'3" (11.02 x 1.93)

Office

17'7" x 13'3" (5.36 x 4.04)

Workshop

14'2" x 13'3" (4.32 x 4.04)

Room One

31'7" x 12'5" (9.65 x 3.81)

Room Two

19'9" x 11'6" (6.02 x 3.53)

First Floor

Landing

13'10" x 6'7" (4.24 x 2.01)

Reception Room Two

14'4" x 13'10" (4.39 x 4.24)

Reception Room One

20'6" x 15'3" (6.25 x 4.65)

Hall

17'10" x 12'2" (5.44 x 3.73)

Kitchen

10'7" x 7'10" (3.25 x 2.39)

Bedroom One

16'2" x 12'4" (4.93 x 3.76)

Bedroom Two

16'11" x 8'11" (5.16 x 2.72)

Shower Room

10'7" x 4'7" (3.23 x 1.42)

Second Floor

Landing

13'8" x 6'5" (4.19 x 1.98)

Bedroom Three

20'2" x 15'1" (6.15 x 4.60)

Bedroom Four

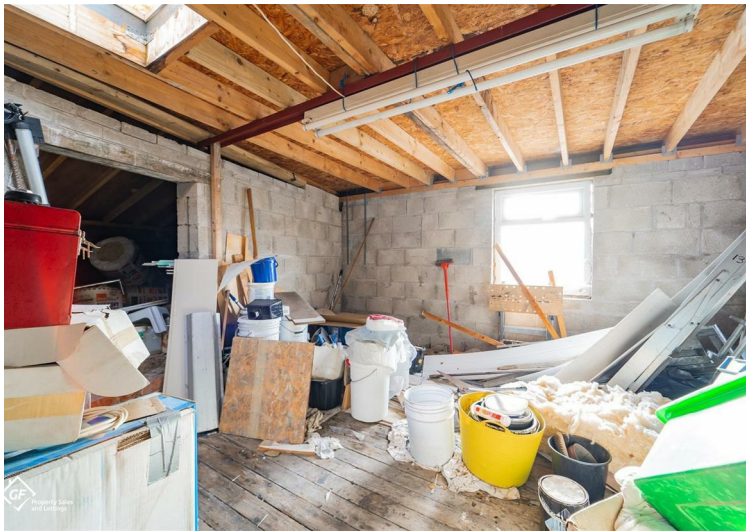
14'4" x 13'8" (4.39 x 4.17)

Bedroom Five

14'2" x 13'6" (4.34 x 4.14)

Loft Area

15'3" x 9'8" (4.67 x 2.97)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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