



**5 Bed  
House - Terraced  
located in**

**Jennings**  
estate agents

**31 Clarendon Road**

**Morecambe**

**LA4 4HR**



### **Flat 1 - Ground Floor**

#### **Lounge**

12' x 16'1"

Double glazed uPVC bay window to the front aspect. Electric fire with surround. Radiator.

#### **Kitchen**

12'10" x 9'7"

Fitted kitchen with a range of wall and base units with contrasting work surface, incorporating a one and a half sink unit. Freestanding cooker. Space for a fridge freezer and washing machine. Double glazed uPVC window to the front aspect. Double radiator. Stairs leading down to the cellar.

#### **Bedroom Two**

9'8" x 11'4"

Double glazed uPVC window to the rear aspect. Radiator. Laminate flooring.

#### **Inner Hallway**

Double glazed uPVC window to the side, and door leading to the yard.

#### **Master Bedroom**

10'11" x 13'2"

(into recess)

Double glazed uPVC window to the side aspect. Double radiator.

#### **Bathroom**

Three piece suite comprising; bath, wash hand basin and low level WC. Radiator.

#### **EPC**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2985-1001-5204-2962-2204>

<https://find-energy-certificate.service.gov.uk/energy-certificate/8851-7024-6280-4448-1996>

### **Flat 2 - First Floor**

#### **Hallway**

Double glazed uPVC window to the side aspect.

#### **Lounge**

9'6" x 16'5"

(into bay)

Double glazed bay window to the front aspect. Double radiator.

#### **Kitchen**

10'11" x 5'7"

Fitted kitchen with a range of wall and base units, with contrasting work surface, incorporating a stainless steel sink unit. Electric oven, four ring gas hob and extractor fan. Space for a fridge and washing machine. Double glazed uPVC window to the rear aspect.

#### **Master Bedroom**

11'6" x 10'1"

Double glazed window to the side and rear aspect. Radiator.

#### **Bedroom Two**

Double glazed uPVC window to the front aspect. Double radiator.

## **Asking price £150,000**

Jennings Estate Agents are pleased to bring to the market, this five bedroom mid-terraced property. The dwelling has been split into three self contained apartments and is being sold as a freehold property. The apartments are fully tenanted, which generates an income of £17,400 per year.

Apartment One - Entrance hall and lounge with a bay window. Large kitchen, two double bedrooms and three piece bathroom suite. Access leading to the cellar and rear yard.

Apartment Two - Entrance hallway and lounge with a bay window. Fitted kitchen with space for appliances. Two good sized bedrooms and three piece bathroom suite.

Apartment Three - Hallway with a Velux window, lounge and separate kitchen. Double bedroom and three piece bathroom suite.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)



### **Bathroom**

Three piece suite comprising; bath, wash hand basin and low level WC. Radiator.

### **EPC**

<https://find-energy-certificate.service.gov.uk/energy-certificate/0265-2848-7248-9091-3135>

### **Flat Three - Second Floor**

### **Lounge**

13'1" x 15'7"

Two double glazed uPVC windows to the front aspect. Two double radiators.



### **Kitchen**

10'10" x 9'9"

(into recess)

Fitted kitchen with a range of wall and base units with contrasting work surface, incorporating a one and a half sink unit. Four ring electric hob. Space for a fridge freezer, dishwasher and washing machine. Double glazed uPVC window to the rear aspect.

### **Master Bedroom**

10'2" x 12'5"

(into recess)

Double glazed window to the front and single glazed window to the side. Double radiator.



### **Bathroom**

Three piece suite comprising; bath. wash hand basin and low level WC. Double glazed uPVC window to the side aspect.

### **EPC**

<https://find-energy-certificate.service.gov.uk/energy-certificate/2100-5088-0422-8023-1423>

<https://find-energy-certificate.service.gov.uk/energy-certificate/0965-2848-7248-9091-8181>

### **Exterior**

### **External**

Small concrete front garden and enclosed rear yard.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**EPC Rating: E**  
**Council Tax Band: B**

**DIRECTIONS**

**CONTACT**

50 North Road  
 Lancaster  
 LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

**Jennings**  
 estate agents 