



**3 Bed
House - Mid Terrace
located in**

Jennings
estate agents

9 Maylands Square

Morecambe

LA4 5RY



Asking price £160,000

This delightful mid-terrace house in Morecambe offers a wonderful opportunity for those seeking a comfortable and inviting home. The property boasts a well-designed layout that maximises space and natural light, creating a warm and welcoming atmosphere throughout.

Upon entering, you will find a spacious living area that serves as the perfect setting for relaxation and entertaining. The modern fitted kitchen is functional and well-equipped, providing ample storage and workspace for culinary enthusiasts. The property features multiple bedrooms, each offering a peaceful retreat for rest and relaxation.

The outdoor space is a notable highlight, providing a private area for outdoor activities or simply enjoying the fresh air. This home is ideally situated, with convenient access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

With its appealing features and prime location, this mid-terrace house presents a fantastic opportunity for anyone looking to settle in Morecambe. Whether you are a first-time buyer or seeking a new family home, this property is sure to meet your needs and exceed your expectations.

Hall

Entrance uPVC door with a double glazed window. Stairs leading to the first floor landing.

Lounge

14'6" x 11'2" (R)

Double glazed uPVC window to the front aspect. Double radiator. Decorative coving to the ceiling.

Kitchen

12'6" (R) x 9'4"

Modern fitted kitchen with a range of wall and base units incorporating a one and a half sink unit. Electric oven, four gas hob, stainless steel extractor fan and integrated dishwasher. Space for an American style fridge freezer. Tiled flooring. Double glazed uPVC French doors to the rear yard. Open to -

Dining Area

4'12" x 8'5"

Tiled flooring. Understairs storage cupboard. Open doorway leading to -

Utility Room

9'1" x 8'1"

Fitted wall and base units comprising: stainless steel sink unit. Space for a washing machine fridge freezer and dryer. Double glazed uPVC window to the side and rear aspect. Downlights.

First Floor

First Floor Landing

Loft space.

Master Bedroom

11'1" x 11'10"

Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Two

12'2" x 9'9"

Double glazed uPVC window to the front. Radiator. Storage cupboard.

Bedroom Three

8'6" x 7'3"

Double glazed uPVC window to the front. Radiator.

Bathroom

Three piece suite comprising: bath, wash hand basin and a low level WC. Heated towel rail. Double glazed uPVC window to the rear. Tiled flooring. Storage cupboard.

Exterior

Block paved front garden and enclosed rear yard with a large shed.

Information

For your information the vendor has disclosed that the central heating only working whilst the hot water is turned on.

Additional Information

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are



measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Maylands Square, Morecambe, LA4 5RY



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			
England & Wales		EU Directive 2002/91/EC	

EPC Rating:
Council Tax Band: A

DIRECTIONS

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