



**2 Bed
Bungalow - Detached
located in**

Jennings
estate agents 

13 Wakefield Avenue

Morecambe

LA4 6DY



Asking price £340,000

Jennings Estate Agents are excited to bring to the market, this wonderful, extended detached bungalow. Located within the popular residential location of Bare. Within reasonable distance to the promenade, train station and bus routes. The current owners have extended the property considerably to the rear, providing a generous living space.

The property features; entrance hallway, open plan dining room and kitchen area. The kitchen has ample space for white goods, American style fridge freezer and offers a large freestanding Range cooker. Open plan to the large extension to the rear, which overlooks the garden. Two double bedrooms are located to the front aspect and a modern three piece bathroom suite. Externally the bungalow has ample off road parking to the front and private garden to the rear. The driveway leads to the single garage and has a separate large workshop to the rear of the garden.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Entrance Hall

Entrance doorway and tiled flooring. Radiator. Storage cupboard. Access to the loft space.

Dining Room

9'11" x 14'9"

Downlights and double radiator. Open plan to-

Kitchen

13'10" x 9'4"

Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a one and a half sink unit. Freestanding Range cooker with a five ring gas hob and extractor fan. Space for a dishwasher, washing machine, tumble dryer and American style fridge freezer. Double glazed uPVC window to the side aspect. Velux window and downlights to the ceiling. Open Plan to-

Lounge

15'4" x 19'1"

Feature triangle uPVC windows and Upvc French door leading to the rear garden. Log burner and tiled hearth. Two double radiators. Double glazed uPVC window to the side aspect. Wooden parquet flooring and downlights.

Master Bedroom

16'6" x 10'6"

Double glazed uPVC window to the front aspect. Radiator. Coving to the ceiling.

Bedroom Two

12'6" x 11'9"

Double glazed uPVC window to the front aspect. Radiator. Coving to the ceiling.

Bathroom

Modern three piece bathroom suite comprising; jacuzzi bath with an overhead shower, wash hand basin and a low level WC. Double glazed uPVC window to the side aspect. Heated towel rail. Tiled flooring and downlights.

Exterior

External

Laid lawn to the front and flower beds. Large block paved driveway, offering ample off road parking. Enclosed rear garden with a laid lawn, block paved patio area, plants and shrubs.

Garage

17'7" x 9'4"

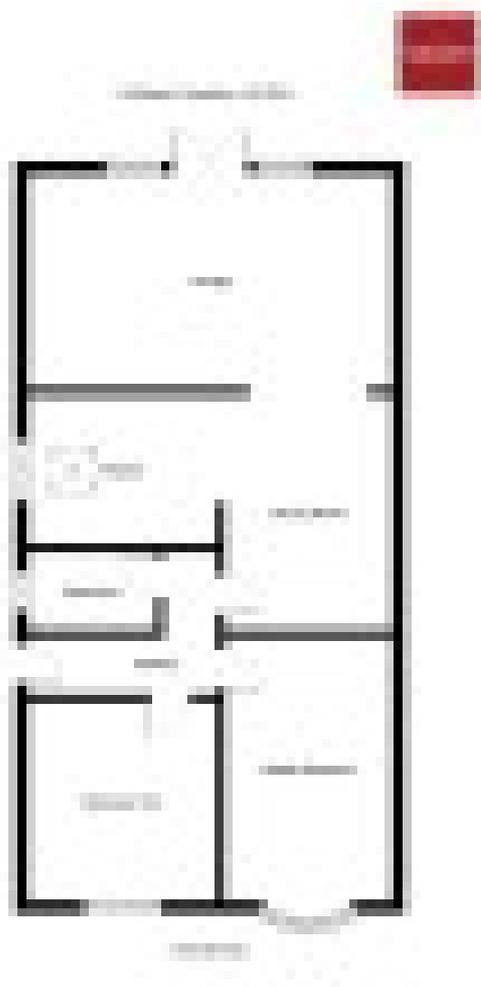
Wooden garage door, plus roller door, pot sink, electric and light.

Workshop

11'11" x 14'7"

Wooden entrance doorway, power and light.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			83
(69-80) C	69		
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

EPC Rating: C
Council Tax Band: C

DIRECTIONS

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