



**2 Bed
Bungalow - Semi Detached
located in**

Jennings
estate agents

8 Kenilworth Road
Morecambe
LA3 3LW



Asking price £250,000

This delightful bungalow presents an excellent opportunity for those seeking comfortable single level living, in a desirable location. The property cleverly maximises space with two generous double bedrooms, making it perfect for couples, small families, or those who appreciate having a dedicated guest room or home office.

The heart of the home features a wonderfully proportioned kitchen diner, ideal for both everyday meals and entertaining friends. You'll find yourself naturally drawn to the charming conservatory, which offers lovely views over the rear garden - a perfect spot for morning coffee or evening relaxation whilst watching the seasons change.

The thoughtful layout includes a well-appointed bathroom, ensuring convenience for residents and visitors alike. The rear garden provides a private outdoor retreat, offering possibilities for gardening enthusiasts.

Location-wise, you're excellently positioned close to bus routes, making commuting refreshingly straightforward. Daily conveniences are well catered for with supermarkets nearby for weekly shopping needs.

Viewings are highly recommended, so please contact the office for further details.

Vestibule

Double glazed uPVC window and uPVC entrance doorway. Door leading to-

Hallway

Spacious hallway and two large storage cupboards. Radiator. Coving to the ceiling. Access to the loft space, which is part boarded and light.

Lounge

12'4" x 16'2"

Double glazed uPVC window to the front aspect. Electric fire with a wooden surround and marble hearth. Two radiators. Coving to the ceiling.

Kitchen Diner

17'5" x 10'7"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit. Electric oven, four ring gas hob and extractor fan. Space for a washing machine and fridge freezer. Double glazed uPVC window to the side aspect. Radiator. Coving to the ceiling. Open double doorway leading to-

Conservatory

6'3" x 15'6"

Double glazed uPVC windows and uPVC French doors leading to the rear garden. Double radiator.

Master Bedroom

10'1" x 13'7"

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

Bedroom Two

9'11" x 11'9"

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

Shower Room

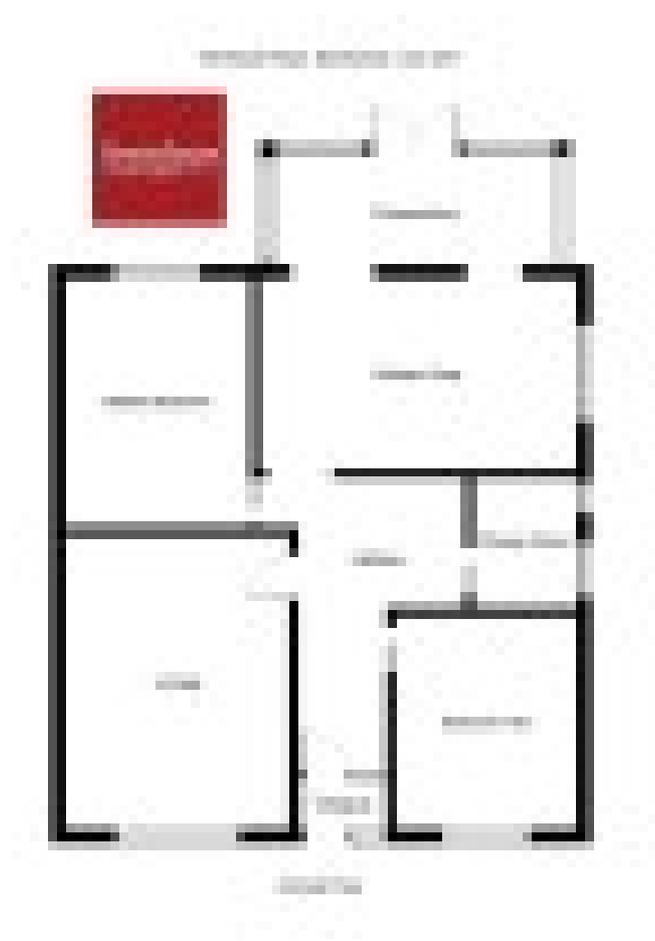
Modern three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Two uPVC double glazed windows to the side aspect. Heated towel rail.

Exterior

External

Laid lawn garden to the front with flowerbeds and driveway to the side providing off road parking. Low maintenance rear garden with a large paved patio area and flowerbed.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(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: D
Council Tax Band: B

DIRECTIONS

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