



**4 Bed
House - Detached
located in**

Jennings
estate agents

4 Needham Avenue
Morecambe
LA4 4PH



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Asking price £325,000

Welcome to this charming detached house located on Needham Avenue in the delightful town of Morecambe. This spacious property boasts an impressive 1,345 square feet of living space, making it an ideal family home.

As you enter, you are greeted by a large inviting reception room and modern fitted kitchen, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the ground floor provides a warm and welcoming atmosphere, allowing for both relaxation and social gatherings.

The house features four well-proportioned bedrooms, offering ample space for family members or guests. Each room is designed to provide comfort and privacy, ensuring a restful night's sleep. Additionally, there are two modern bathrooms, which add convenience for busy mornings and family life.

Situated in a pleasant neighborhood, this property benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for families. Morecambe itself is known for its stunning coastal views and vibrant community, providing a wonderful backdrop for your new home.

This detached house on Needham Avenue is a rare find, combining space, comfort, and a prime location. Whether you are looking to settle down or invest in a property with great potential, this home is sure to meet your needs. Do not miss the opportunity to make this lovely house your own.

Entrance Hall

Double glazed uPVC door. Double glazed uPVC window to the front and side. Stairs leading to the first floor landing. Radiator.

Lounge

12' x 13'9"

Double glazed uPVC bay window to the front and double glazed uPVC window to the side. Double radiator. Decorative coving to the ceiling.

Dining Area

11'5" x 12'7"

Double glazed French doors with double glazed uPVC windows to either side. Tiled flooring. Downlights. Double radiator. Open to -

Kitchen

13'1" x 8'11"

Modern fitted kitchen with a range of wall and base units, incorporating a one and a half sink unit. Electric oven, 4 ring induction hob and an extractor fan. There is space for an American style fridge freezer. Tiled flooring. Downlights. Double glazed window to the front and rear.

Inner Hallway

Storage cupboard. Tiled flooring. Door to lean-to.

Bedroom Three

8'10" x 14'8"

Double glazed uPVC window to the front and side. Double radiator. Door to -

Ensuite

Three piece suite comprising: low level WC, wash hand basin and a shower cubicle. Downlights.

WC

A low level WC and a wash hand basin. Double glazed uPVC window to the side aspect.

First Floor

First Floor Landing

Double glazed uPVC window to the side aspect. Loft access with a pull down ladder.

Master Bedroom

11'10" x 13'9"

(into bay) Double glazed uPVC bay window to the front aspect. Double radiator. Fitted shelving.

Bedroom Two

12'12" x 9'4"

(plus wardrobes) Double glazed uPVC window to the rear. Double radiator. Fitted wardrobes.

Bedroom Four

9'7" x 7'6"

Double glazed uPVC window to the rear. Double radiator.

Family Bathroom

Three piece suite comprising: bath, overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Heated towel rail. Tiled flooring and walls. Downlights.



Loft Space

12'2" x 8'10"

(plus 3.63m) Double glazed uPVC window to the front aspect and a Velux window.

Exterior

Lean-to

7'7" x 10'2"

Double glazed uPVC door to the front. Paved flooring. Power.

Front Garden

Paved flooring. Concrete Driveway. Laid lawn to the side and decorative stones.



Rear Garden

Laid lawn. Paved patio. Raised flowerbed.



Needham Avenue, Morecambe, LA4 4PH



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

DIRECTIONS

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