



Property Sales  
and Lettings

121 Ellesmere Road,  
Morecambe, LA4 4LG

121, Ellesmere Road, Morecambe

## *The property at a glance*

3 2 2

- Extended Semi Detached Property
- Three Double Bedrooms with En-Suite & Balcony To Bedroom One
- Kitchen Diner, Reception Two & Lounge
- Ground Floor WC & Utility Room
- Garden & Garage / Workshop
- Popular Residential Location
- Tenure: Freehold
- Property Band: B
- EPC: C



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01524 401402  
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**£290,000**

# Get to know the property



Nestled on the charming Ellesmere Road in Morecambe, this semi-detached house presents an exceptional opportunity for families and individuals alike. With a generous layout, the property boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The spacious living room flows effortlessly into the dining area, creating a harmonious environment for gatherings and family meals.

The heart of the home is undoubtedly the beautiful and well equipped kitchen, which not only serves as a culinary haven but also doubles as a dining space. This well-designed area connects conveniently to the internal garage (which is complete with an electric roller shutter door). This has been thoughtfully arranged to function as a utility room, complete with a downstairs WC containing the potential to add a shower for added practicality.

Venturing upstairs, you will discover three well-proportioned double bedrooms, each offering comfort and tranquillity. The master bedroom is particularly noteworthy, featuring an ensuite bathroom and a delightful rooftop terrace complete with electric retractable canopy, perfect for enjoying morning coffee or evening sunsets.

The rear garden enhances the property's appeal, featuring an additional garage for extra storage or workshop space alongside a brand new Indian stone patio. A unique electronic retractable canopy allows for outdoor enjoyment regardless of the weather, making it an ideal spot for alfresco dining simply unwinding in the fresh air or even allowing you to dry your washing in all weather!

For those with multiple vehicles, off-road parking is available for several cars, ensuring convenience and ease of access. This property is a true gem in Morecambe, combining modern living with thoughtful design in a desirable location. Don't miss the chance to make this wonderful house your new home.





## Entrance Hall

UPVC door into hall, two UPVC windows, smoke alarm, doors to living room, reception two, kitchen and stairs to first floor.

## Living Room

UPVC bay window, radiator, smoke alarm, coving, two wall lights, Inglenook fireplace with log burner and sliding door to reception two.

## Reception Two

Radiator, coving, inset living flame fireplace, sliding door to living room and UPVC patio doors to the garden.

## Kitchen/ Dining Area

UPVC window, radiator, mix of wall and base units with laminate worktops, double gas oven in high rise unit, five ring electric hob, extractor fan, one and a half bowl sink with mixer tap, tiled splashback, under plinth heater, under cupboard lighting, integrated fridge, integrated freezer, integrated dishwasher, tiled flooring, arched opening to entrance hall, door to garage/ utility, UPVC door to rear and UPVC patio doors to garden.

## Garage/ Utility Room

Base units with laminate worktops, space for washing machine and dryer, space for fridge/freezer, door to side, electric roller shutter door and WC.

## WC

UPVC window, low flush WC, pedestal wash basin with traditional taps, boiler and vinyl flooring. Plenty of space to install an electric shower and cubicle.

## First Floor

### Landing

window, loft access, doors to bedroom one, two, three and shower room.

### Bedroom One

Two UPVC window, radiator, doors to en suite and roof top terrace.

### En Suite

UPVC window, dual flush WC, vanity wash basin with mixer tap, direct feed rain shower with rinse head attachment, fully panelled surround and vinyl flooring.

### Bedroom Two

UPVC bay window and radiator.

### Bedroom Three

UPVC window and radiator.

### Bathroom

UPVC window, dual flush WC, vanity wash basin with mixer tap, direct feed rain shower with rinse head attachment, radiator, fully tiled surround and tiled flooring.

## External

### Front

Paved area and parking for 3 cars.

### Side

Walkway from front to rear garden Storage space for bins. ( currently used as a separate woodstore)

### Rear

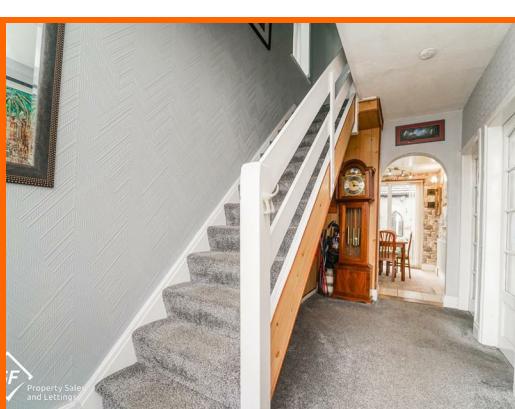
Patio area, artificial grass area, log store and parking for 1 car.

### Loft

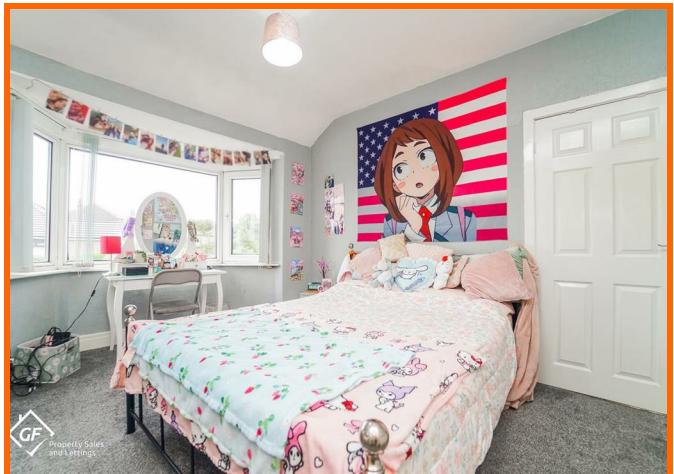
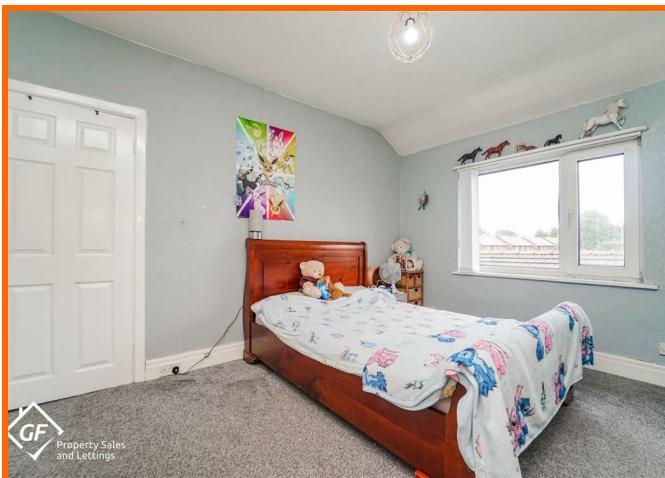
Recently fully boarded, complete with LED lights and power outlet with access via a wooden folding ladder.

### Rooftop Terrace

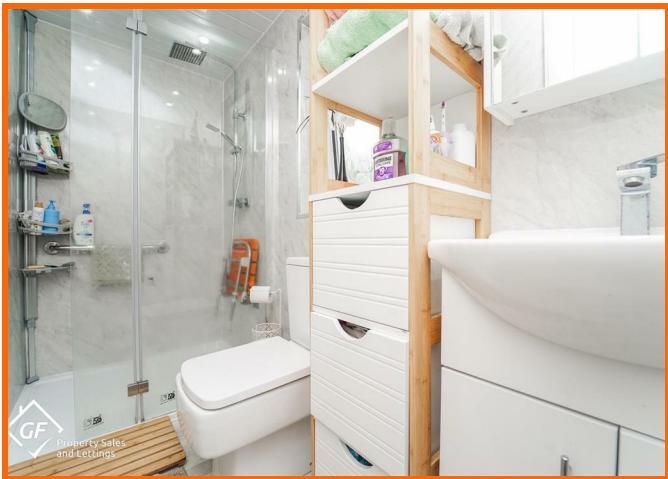
Artificial grass, electric awning. Electric and water supply.



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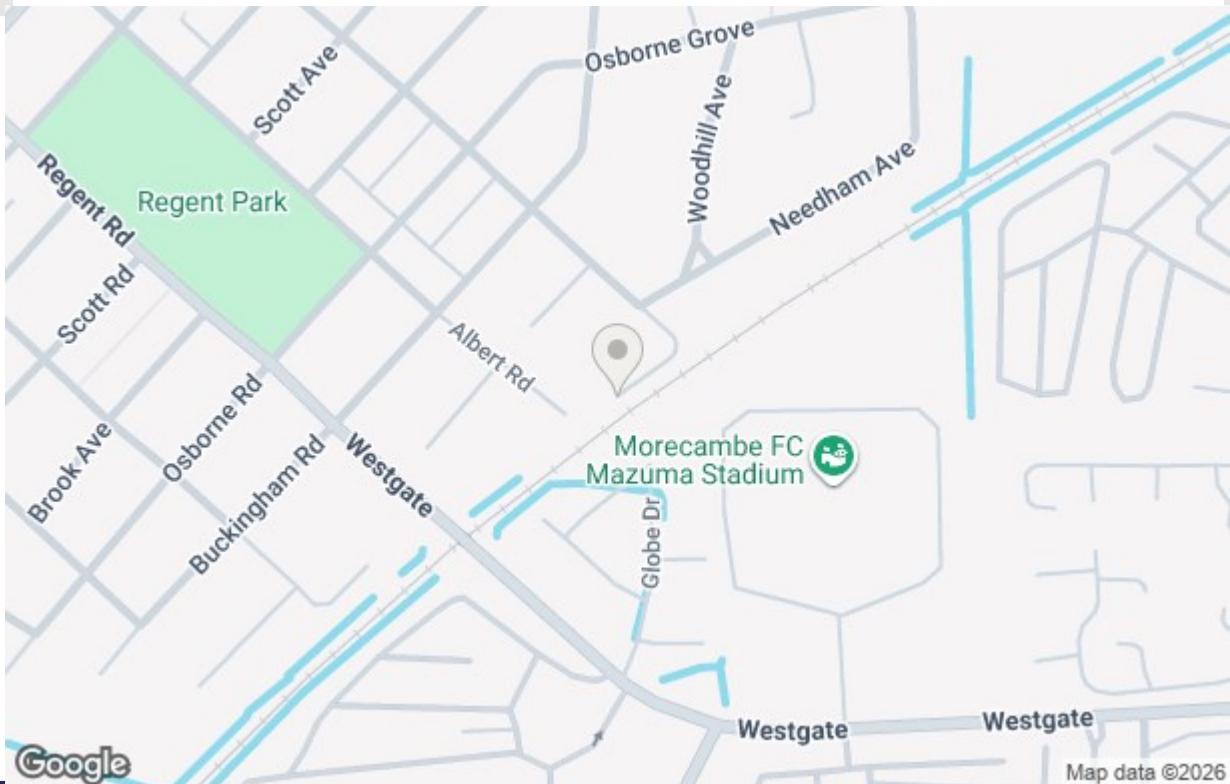
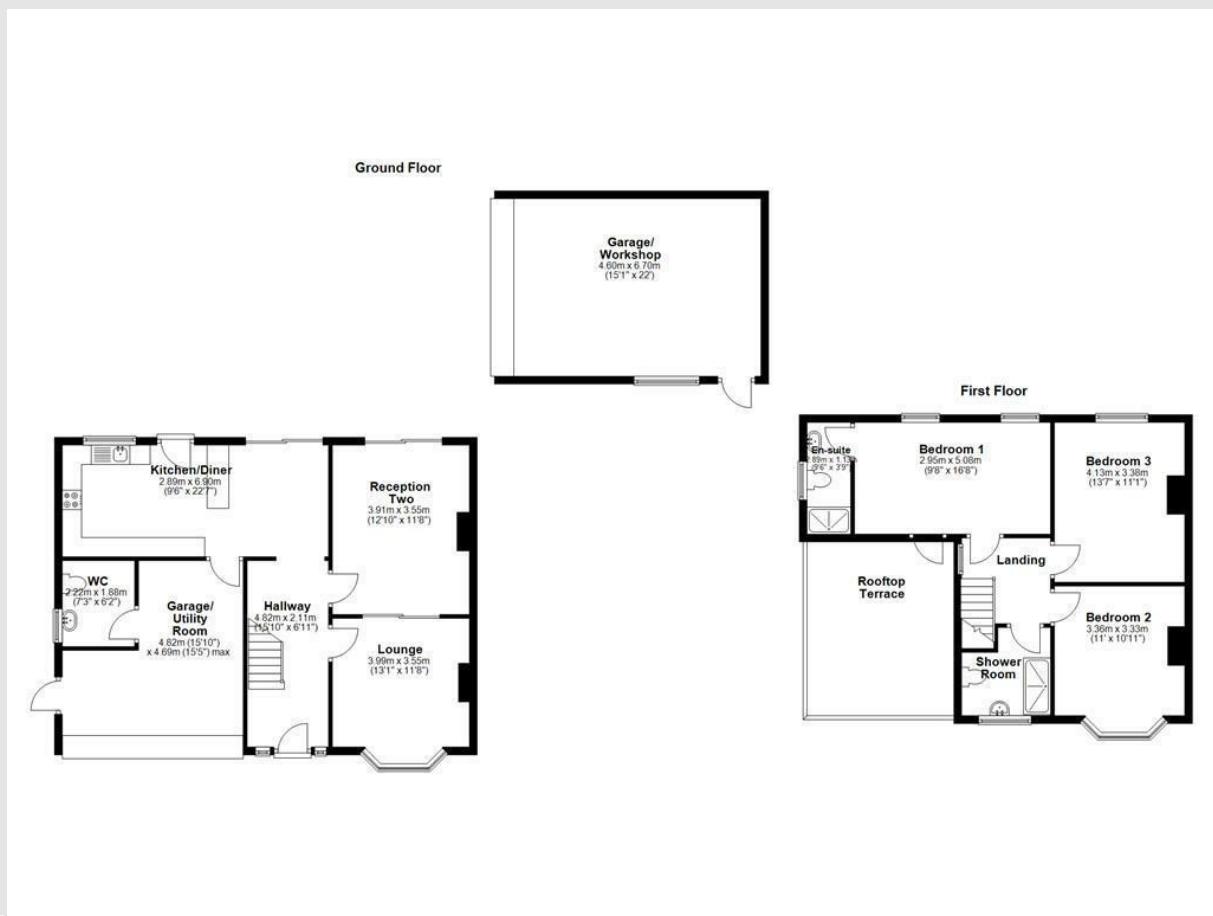
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# Take a nosey round



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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		82	
Not energy efficient - higher running costs		69	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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