

**3 Bed  
House - Semi-Detached  
located in Morecambe**

**Jennings**  
estate agents

**6 Brook Avenue**  
**Morecambe**  
**LA3 1BB**



**Asking price £190,000**

Welcome to this delightful house located on Brook Avenue in Morecambe. This well-proportioned property offers a comfortable living space of 850 square feet, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The natural light that floods through the windows enhances the warm atmosphere throughout the home.

The property boasts three spacious bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are perfect for accommodating family members or guests, and they can easily be adapted to serve as a home office or study if desired.

Completing this lovely home is a well-appointed bathroom, designed for both convenience and comfort. The layout of the house ensures that every inch is utilised effectively, providing a practical living environment.

Situated in the desirable area of Morecambe, this property benefits from local amenities, schools, and transport links, making it a convenient choice for everyday living. The nearby coastline offers beautiful views and opportunities for leisure activities, enhancing the appeal of this location.

### **Entrance Hallway**

Double glazed uPVC entrance doorway and uPVC window to the side. Double radiator. Stairs leading to the first floor landing. Open plan to the dining area. Door leading to-

### **Lounge**

11' x 11'9"

(into recess)

Double glazed uPVC bay window to the front aspect. Tiled hearth and wooden surround. Double radiator.

### **Dining Area**

9'5" x 7'1"

Double glazed uPVC window to the rear aspect. Double radiator. Open plan to-

### **Kitchen**

12'2" x 8'3"

Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a sink unit and breakfast bar. Electric oven, microwave and four ring electric hob. Integrated dishwasher, fridge and freezer. Open plan to-

### **Sitting Room**

10'9" x 10'8"

Designer radiator and downlights to the ceiling. Double glazed uPVC French doors leading to the rear garden.

### **First Floor**

#### **First Floor Landing**

Double glazed uPVC window to the side aspect. Access to the loft space. Walk-in storage cupboard, housing the boiler.

#### **Master Bedroom**

11'3" x 11'9"

(into recess)

Double glazed uPVC bay window to the front aspect. Double radiator. Coving to the ceiling.

#### **Bedroom Two**

8'3" x 9'4"

Double glazed uPVC window to the rear aspect. Double radiator.

#### **Bedroom Three**

5'7" x 7'3"

Double glazed uPVC window to the front aspect. Radiator.

#### **Family Bathroom**

Three piece suite comprising; corner bath with an overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Radiator.

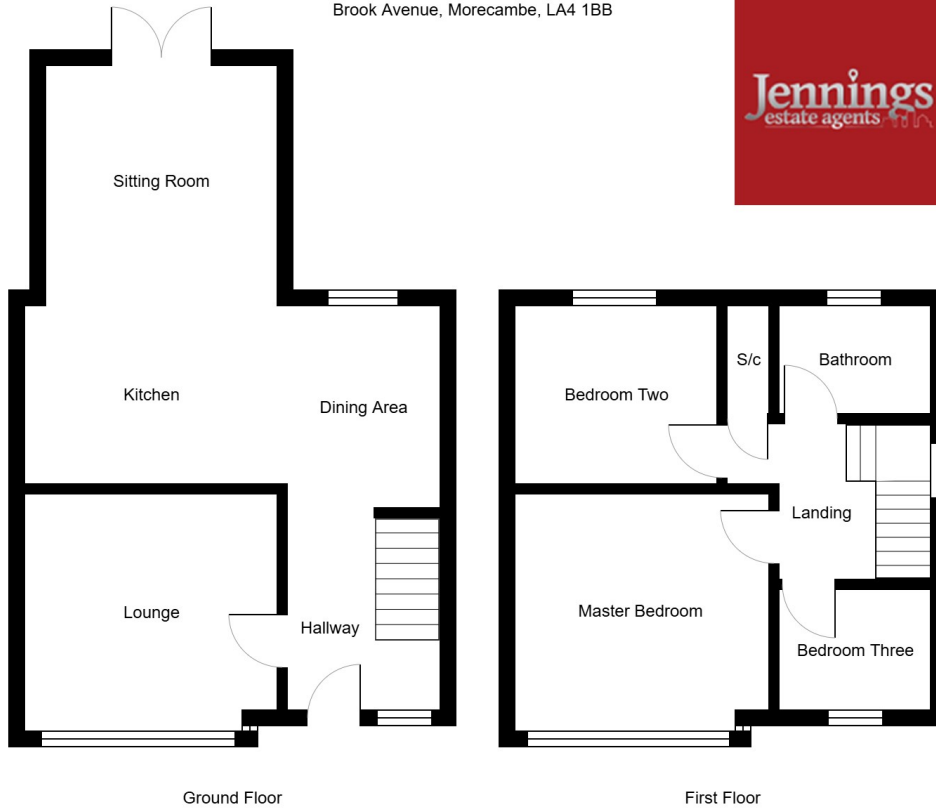
### **Exterior**

#### **External**

Garden to the front and enclosed rear garden with a paved patio area, laid lawn and single garage.



Brook Avenue, Morecambe, LA4 1BB



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

**EPC Rating: D**  
**Council Tax Band: B**

**DIRECTIONS**

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