



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

**Jennings**  
estate agents 

12 Newlands Road

Morecambe

LA4 5SQ



#### **Entrance Hall**

Loft access, down lights and coving to the ceiling.

#### **Lounge**

10'7" x 19'

(into bay)

Double glazed uPVC bay window to the front aspect. Gas fire, with feature surround. Double radiator.

#### **Kitchen**

12'5" x 9'

Double glazed uPVC window to the side aspect and door leading to the rear garden.

#### **Master Bedroom**

10'10" x 16'10"

Double glazed uPVC window to the rear aspect. Double radiator. Downlights and coving to the ceiling.

#### **Bedroom Two**

9'11" x 9'

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

#### **Shower Room**

Modern three piece suite comprising; large shower cubicle, wash hand basin and low level WC. Double glazed uPVC window, to the side aspect. Heated towel rail. Downlights and coving to the ceiling.

#### **Exterior**

##### **External**

Tarmac front garden and driveway providing off road parking, which leads to the garage. Well presented rear garden with laid lawn, paved patio, plants and shrubs. Divorced garden across the road, with plants and shrubs.

Asking price £250,000

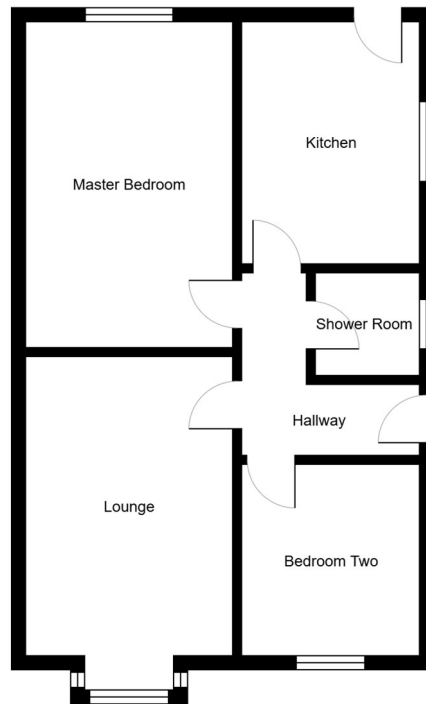
Jennings Estate Agents are pleased to offer, this truly wonderful, semi-detached bungalow. Within a quiet cul-de-sac, in the popular residential area, of Morecambe. The property has been extremely well presented and transformed throughout by the current owner. The bungalow has been fully refurbished and is perfect for someone to move straight into.

The property features; entrance hallway leading to the main reception room with a gas fire. Modern fitted kitchen and bathroom suite. Two good sized bedrooms. Front and rear garden with a tarmac driveway leading to the single garage.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)



Newlands Road, Morecambe, LA4 5SQ



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</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	71	80

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

**DIRECTIONS**

**CONTACT**

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