



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

**Jennings**  
estate agents

**55 Thornton Road**  
**Morecambe**  
**LA4 5PD**



**Asking price £250,000**

Welcome to this inviting semi-detached house located on Thornton Road in Morecambe. This property offers a spacious and comfortable living environment, perfect for families or those seeking extra room to breathe.

Inside, you will find two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The layout is practical, allowing for a seamless flow between the living areas. The kitchen is conveniently situated, making meal preparation a pleasure.

The house boasts three generous bedrooms, each offering a peaceful retreat at the end of the day. These rooms are filled with natural light, creating a warm and welcoming atmosphere. The four piece bathroom is well-appointed, catering to the needs of the household with ease.

Outside, the property benefits from a manageable garden space, ideal for enjoying the fresh air or hosting gatherings with friends and family. The location on Thornton Road is advantageous, providing easy access to local amenities, promenade, schools, and transport links, making it a practical choice for everyday living.

This semi-detached house presents a wonderful opportunity for those looking to settle in Morecambe. With its spacious layout and convenient location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this property your new home.

**Hall**

Entrance door. Single glazed stained glass window to the front aspect. Double radiator. Stairs to the first floor landing.

**Lounge**

12'11" (R) x 16'2" (B)

Double glazed uPVC bay window to the front aspect. Gas fire with wooden surround and tiled hearth. Double radiator. Decorative coving to the ceiling.

**Dining Room**

12'8" (R) x 16'6" (Bay)

Double glazed uPVC French doors and double glazed uPVC windows. Wooden fireplace and tiled hearth.

**Cloakroom / WC**

Two piece suite comprising: wash hand basin and a low level WC. Double glazed uPVC window to the side.

**Kitchen**

10'4" x 8'2"

Fitted kitchen with a range of wall and base units comprising: one and a half sink unit, electric oven, four gas hob and an extractor fan. Double glazed uPVC window to the side. Fitted storage cupboard. Double radiator.

**Inner Hall**

Door leading to the rear garden. Cupboard housing the boiler and space for a washing machine.

**Utility Room**

7'2" x 7'3"

A range of wall and base units with space for a fridge freezer. Double glazed uPVC window to the rear. Radiator.

**First Floor**

**First Floor Landing**

Single glazed stained glass window to the side. Access to the loft (which is boarded) with a pull down ladder.

**Master Bedroom**

13'7" (R) x 14'2"

Double glazed uPVC window to the front. Radiator.

**Bedroom Two**

11'11" x 14'1"

Double glazed uPVC window to the rear. Fitted cupboard. Radiator.

**Bedroom Three**

8'7" x 7'6"

Double glazed uPVC window to the front. Radiator.

**Bathroom**

Four piece suite comprising: shower cubicle, bath, wash hand basin and a low level WC. Storage cupboard. Double glazed uPVC window to the rear.

**Exterior**

**Front Garden**

Concrete driveway and a flowerbed to the front.



### **Rear Garden**

Tiled patio with steps leading down to the laid lawn. Garden shed, greenhouse, flowerbed and pond.

### **Additional Information**

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Thornton Road Morecambe, LA4 5PD



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>		64	75
(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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