



**3 Bed
House - Detached
located in**

Jennings
estate agents

297 Lancaster Road

Morecambe

LA4 5TP



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Asking price £210,000

Positioned on Lancaster Road in the charming town of Morecambe, this delightful house offers an ideal location for families and individuals alike. With its proximity to essential amenities, residents will find themselves just a stone's throw away from a well-stocked supermarket, making grocery shopping a breeze. Additionally, the property is conveniently located near a primary school, ensuring that educational needs are easily met for younger family members.

The house is also close to the picturesque Torrisholme village, where one can enjoy a sense of community and local charm. For those who require easy access to transport links, the Bay Gateway is nearby, providing a swift connection to the M6 motorway. This makes commuting to nearby cities and regions both convenient and efficient.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant area with a blend of convenience and community spirit. Whether you are a first-time buyer or seeking a family home, this house on Lancaster Road is certainly worth considering. NO UPPER CHAIN.

Entrance Porch

Single glazed entrance doorway. Door leading to-

Hallway

Two single glazed stained glass windows and single glazed doorway. Stairs leading to the first floor landing. Under stairs storage cupboard, with a single glazed window. Radiator. Coving to the ceiling.

Lounge

11'12" (into recess) x 14'12" (into bay)
(into bay)

Secondary glazed bay window to the front aspect. Wooden surround and marble hearth. Double radiator.

Dining Room

13'3" x 10'8" (into recess)

Single glazed window to the rear overlooking the garden. Double radiator. Coving to the ceiling.

Kitchen

8'11" x 7'7"

Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Electric oven and four ring gas hob. Double glazed window to the side aspect. Double radiator.

Utility Room

11'2" x 7'7"

Fitted base units, contrasting work surface incorporating a stainless steel sink unit. Space for a fridge freezer, washing machine and dishwasher. Two double glazed uPVC windows to the side and uPVC double glazed patio doors leading to the rear garden. Radiator. Tiled flooring.

First Floor Landing

Secondary glazed window to the side aspect.

Master Bedroom

10'10" x 14'10" (into bay)

Secondary glazed bay window to the front aspect. Radiator.

Bedroom Two

10' x 12'10"

Double glazed window to the rear aspect. Fitted wardrobes. Double radiator.

Bedroom Three

9'3" x 7'5"

Secondary glazed window to the front aspect. Radiator.

Bathroom

Two piece suite comprising; bath and wash hand basin. Single glazed window to the rear aspect. Heated towel rail.

Separate WC

Low level WC and secondary glazed window to the side aspect.

External

Laid lawn front garden and tarmac driveway to the side providing off road parking. Enclosed rear garden with a large paved patio area, laid lawn and garden shed.



Garage

18'4" x 10'2"

Double wooden doors, two single windows, power and light.

Additional information:

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





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		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:
Council Tax Band: C

DIRECTIONS

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