



**2 Bed  
Flat  
located in**

**Jennings**  
estate agents

**4 Marine Road West**

**Morecambe**

**LA3 1BS**



## **Ground Floor**

### **Communal Entrance**

Secure communal entrance with access leading to the small hallway.

### **Lounge**

16'5" x 17'9"

(bay)

Double glazed uPVC bay window to the front, with views overlooking over the bay. Two double radiators. Electric fire with wooden surround.

Decorative coving to the ceiling. Open plan to-

### **Kitchen Diner**

12'7" x 12'9"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Five ring gas hob. Space for a washing machine, dishwasher and American style fridge freezer.

Double glazed uPVC window to the rear aspect. Decorative coving to the ceiling. Spiral staircase leading down to-

## **Lower Ground Floor**

### **Inner Hallway**

Double radiator. Coving to the ceiling.

### **Master Bedroom**

16'11" x 12'5"

(into bay)

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

### **Bedroom Two / Gym**

6'11" x 19'5"

Double radiator. Double glazed uPVC French doors leading to the rear yard.

### **Shower Room**

Modern three piece suite comprising; shower cubicle, wash hand basin and low level WC. Heated towel rail.

## **Exterior**

### **External**

Front garden area with artificial grass and views towards Morecambe Bay.

Enclosed rear yard with artificial grass.

**Asking price £140,000**

Jennings Estate Agents are delighted to welcome to the market, this maisonette apartment.


Located on Marine Road West, with a view to the front overlooking Morecambe Bay. Spacious accommodation throughout. Would make an ideal holiday home, with a fantastic potential income.

The apartment features; communal entrance, leading to the small private hallway. Open plan lounge and kitchen diner. Wonderful sea views from the large bay window at the front aspect. Spiral staircase leading down to the lower level. Two bedrooms, with one of the bedrooms having access to the rear yard. Modern three piece shower room.

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





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>	70	77
(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 	

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

**DIRECTIONS**

**CONTACT**

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