



**Stunning Three Bedroom Semi -
Detached Home Located In
Morecambe.**

Jennings
estate agents

Carleton Street

Morecambe

LA4 4NX



Asking price £185,000



Nestled on the charming Carleton Street in Morecambe, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 904 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining guests. Double glazed patio doors lead from the reception room into the large sized family garden. The well-proportioned layout includes three bedrooms, providing ample space for families or those seeking a home office.

The single bathroom is thoughtfully designed, catering to the needs of modern living. This residence is perfect for those who appreciate a warm and welcoming atmosphere, with plenty of natural light flowing through the rooms. The semi-detached nature of the house ensures a sense of privacy while still being part of a friendly community.

Located in Morecambe, residents will enjoy easy access to local amenities, schools, and beautiful coastal walks. This property presents an excellent opportunity for first-time buyers or families looking to settle in a vibrant area. With its appealing features and prime location, this house is sure to attract interest. Don't miss the chance to make this lovely home your own.

Hall

Double glazed uPVC window and entrance doorway. Under-stairs storage cupboard. Radiator. Stairs leading to the first floor landing.

Lounge

11'6" (Recess) x 11'11" (Bay)

Double glazed uPVC Bay window to the front aspect. Log burner with a wooden surround and tiled hearth. Radiator. Open plan to -

Dining Room

12'10" x 10'3"

Double glazed uPVC French doors leading to the rear garden. Radiator.

Kitchen

9'6" x 6'11"

Fitted kitchen with a range of wall and base units incorporating; stainless steel sink unit, electric oven, four ring electric hob and extractor fan. Integrated dishwasher. Double glazed uPVC window to the side aspect. Entrance leading to -

Utility Room

10'9" x 7'3"

Double glazed uPVC window to the rear and a double glazed uPVC door to the side. Fitted base units and a stainless steel sink unit. Space for a washing machine and a large fridge freezer.

First Floor

First Floor Landing

Double glazed uPVC window to the side.

Master Bedroom

14' (Bay) x 11'2"

Double glazed uPVC Bay window to the front aspect. Radiator.

Bedroom Two

11'1" (Recess) x 11'2"

Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Three

6'9" x 6'5"

Double glazed uPVC window to the front aspect. Radiator.

Bathroom

Three piece suite comprising; bath with an overhead shower, wash hand basin and a low level WC. Two double glazed uPVC windows to the side aspect. Heated towel rail.

Exterior

Front Garden

Paved front garden providing off road parking.

Rear Garden

Large paved patio area, laid lawn and a garden shed.

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.



Carleton Street, Morecambe, LA4 4NX



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D
Council Tax Band: B

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