



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

Jennings
estate agents

77 Acre Moss Lane
Morecambe
LA4 4ND



Asking price £190,000

Jennings Estate Agents are pleased to welcome to the market, this three bedroom family home. Located within the popular residential location of Morecambe. Spacious accommodation throughout, and a well presented. Enclosed rear garden and driveway leading to the single garage.

The property features; spacious entrance hallway and the main reception room is located to the front aspect. This particular room offers a large bay window and electric fire, with display lighting. The dining room has a patio door leading to the garden, and double doors leading to the kitchen. To the first floor are three bedrooms and a modern fitted bathroom suite. Externally the property has a front and rear garden, with a laid lawn and paved patio. Concrete driveway to the side leading to the single garage.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Entrance Hallway

Two double glazed uPVC windows and entrance doorway. Double radiator. Stairs leading to the first floor landing.

Lounge

12'6" x 12'3"

(into bay)

Double glazed uPVC window to the front aspect. Electric fire with surround. Double radiator. Coving to the ceiling.

Dining Room

11'9" x 12'7"

(into recess)

Double glazed uPVC patio doors leading to the rear garden. Gas fire with marble surround. Double radiator. Double doors leading to-

Kitchen

8'6" x 7'5"

(max)

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit. Electric oven and four ring gas hob. Integrated fridge and freezer and space for a washing machine. Double glazed uPVC window to the side and uPVC door. Understairs storage cupboard. Downlights.

First Floor

First Floor Landing

Double glazed uPVC window to the side aspect. Access to the loft space.

Master Bedroom

10'11" x 12'6"

(into bay)

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

Bedroom Two

11'8" x 11'10"

(into recess)

Double glazed uPVC window to the rear aspect. Fitted wardrobe. Radiator.

Bedroom Three

7'10" x 8'6"

(into recess)

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

Bathroom

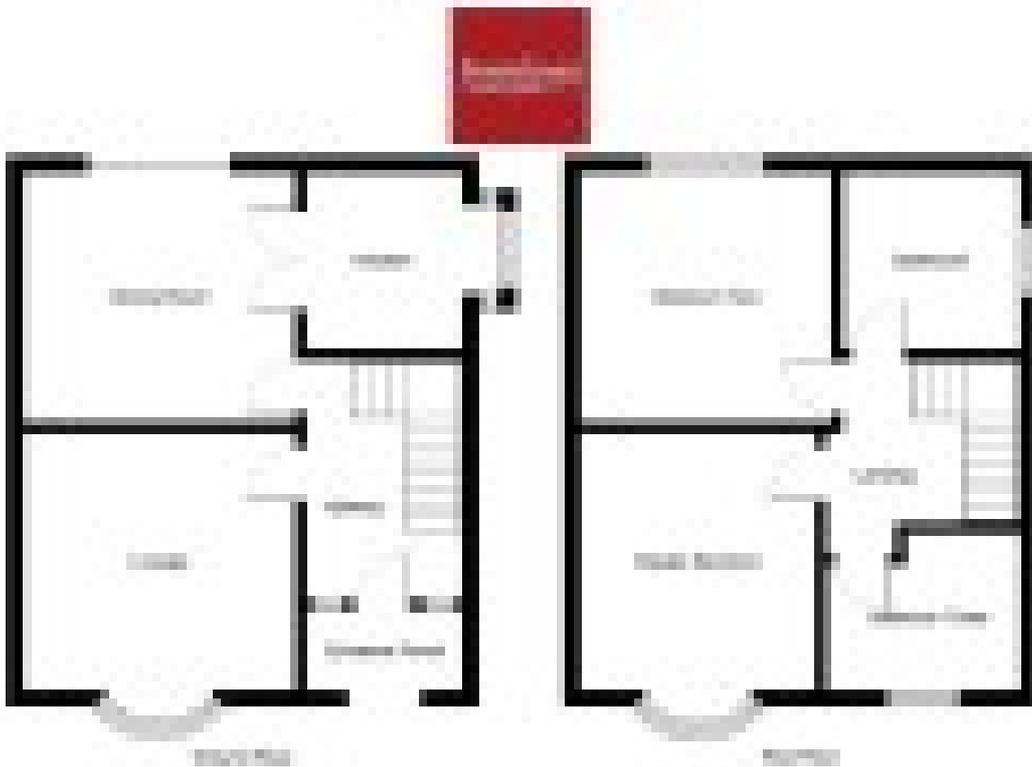
Modern three piece suite comprising; bath with an overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail. Storage cupboard and downlights.

Exterior

External

Concrete driveway to the side, leading to the garage. Low maintenance front garden with a flowerbed and shrubs. Enclosed rear garden with a laid lawn, flowerbed and paved patio area.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D	64		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: D
Council Tax Band: B

DIRECTIONS

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