



**3 Bed
House - Detached
located in**

Jennings
estate agents

329 Lancaster Road

Morecambe

LA4 6RH



Asking price £450,000

Nestled on the charming Lancaster Road, opposite the park in Torrisholme, this delightful detached house offers a perfect blend of comfort and space, ideal for families or those seeking a serene retreat. Spanning an impressive 1,463 square feet, the property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The house features three well-proportioned bedrooms, ensuring that everyone has their own private sanctuary. The modern shower room is conveniently located, catering to the needs of the household with ease.

With its detached design, this home offers a sense of privacy and tranquillity, making it a perfect haven away from the hustle and bustle of everyday life. The surrounding area is known for its friendly community and proximity to local amenities, ensuring that all your daily needs are within easy reach.

This property presents a wonderful opportunity for those looking to settle in a vibrant town, where the beauty of Morecambe Bay is just a stone's throw away. Whether you are relocating or seeking a larger family home, this residence on Lancaster Road is sure to impress with its spacious layout and inviting atmosphere. Do not miss the chance to make this charming house your new home.

Porch

Double glazed uPVC windows and a uPVC entrance doorway. Radiator. Decorative coving to the ceiling. Door to -

Hall

Stairs leading to the first floor landing. Double radiator. Decorative panelled walls and coving to the ceiling.

Lounge

17'2" (Bay) x 14'10" (R)

Double glazed uPVC Bay window to the front. Electric fire with a marble effect hearth and matching surround. Double radiator. Decorative coving to the ceiling.

Dining Room

12'1" (R) x 17'2"

Double glazed uPVC windows and double glazed uPVC French doors leading to the rear garden. Electric fire with a marble effect hearth and wooden surround. Double radiator. Decorative coving to the ceiling.

Kitchen

18'4" x 11'5"

Modern fitted kitchen with a range of wall and base units incorporating: one and a half ceramic sink unit, electric oven and grill, five ring induction hob and an extractor fan. Space for a washing machine and fridge. Integrated freezer and dishwasher. Double glazed uPVC window to both sides. Large understairs storage cupboard with a single glazed window. Double radiator. Door leading to the downstairs cloakroom and rear garden.

Cloakroom / WC

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

First Floor

First Floor Landing

Double glazed uPVC window to the side. Double radiator.

Master Bedroom

12'4" x 17'2" (Bay)

Double glazed uPVC Bay window overlooking Hall park. Double radiator. Decorative coving to the ceiling.

Bedroom Two

11'2" x 12'12"

Double glazed uPVC window to the rear. Double radiator. Decorative coving to the ceiling.

Bedroom Three

8'11" x 8'12"

Double glazed uPVC window to the front. Double radiator.

Shower Room

2 Double Glazed uPVC windows to side. Modern three piece suite comprising: double shower cubicle, wash hand basin with fitted drawers and a low level WC.

Storage Room

8'3" (Max) x 6'1"

Velux window and boiler.



Exterior

Front Garden

Low maintenance paved front garden. Tarmac driveway providing ample parking and leading to the garage.

Rear Garden

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

Garage

Up and over garage door. Electric and Lighting.



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.



Lancaster Road Morecambe, LA4 6RH



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	58		
(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: E

DIRECTIONS

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