



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

Jennings
estate agents

10 Westgate Morecambe LA3 3LN



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Asking price £250,000

Jennings Estate Agents are pleased to welcome to the market, this large, three bedroom, semi-detached family home. Located within a popular residential location, and conveniently located for access into Morecambe and Lancaster. Close to the parade of shops in Torrisholme village, bus routes and the Bay gateway.

The property features; a large entrance hallway and access leading to the main reception to the front aspect. The property provides a second reception room, and a good sized kitchen diner. To the first floor are three bedrooms and a modern shower room; which has a double shower cubicle.

Externally the property has gardens to the front, side and rear. Driveway providing off road parking and a detached outbuilding. The outbuilding would be ideal for an office, gym or hobby room. NO UPPER CHAIN.

Viewings are highly recommended, so please contact the office or email us on office@jeagent.com for further information.

Entrance Hallway

Entrance double glazed uPVC doorway. Radiator. Stairs leading to the first floor landing.

Lounge

14'4" x 12'10"

(into bay)

Double glazed uPVC bay window to the front aspect. Gas fire with marble surround and hearth. Double radiator. Coving to the ceiling.

Dining Room

11'11" x 11'5"

(into recess)

Double glazed uPVC window to the rear aspect. Gas fire with a wooden surround and marble hearth. Double radiator. Exposed wooden flooring and coving to the ceiling.

Kitchen Diner

11'11" x 11'5"

(into recess)

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a large Belfast sink unit. Freestanding Leisure cooker, with a five ring gas hob and extractor fan. Space for a American style fridge freezer, washing machine and dishwasher. Under stairs storage cupboard. Double glazed uPVC window to the side and rear aspect. Double glazed uPVC stable door leading to the rear garden.

First Floor

First Floor Landing

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

Master Bedroom

11'5" x 12'12"

Double glazed uPVC window to the front aspect. Fitted wardrobes with overhead storage. Double radiator.

Bedroom Two

11'11" x 11'5"

Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Three

7'10" x 6'6"

Double glazed uPVC window to the front aspect. Radiator.

Shower Room

Three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the rear and side aspect. Heated towel rail. Downlights.

Exterior

External

Laid lawn front garden with complementary flowerbeds, vegetable plot and fruit trees. Laid lawn to the side, paved patio area and greenhouse. Enclosed paved rear garden, laid lawn, large garden shed and access leading to the driveway.

Workshop/Office

10'3" x 19'5"

Double glazed uPVC window and uPVC door to the front and side aspect. Power and light.





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

EPC Rating: E
Council Tax Band: B

DIRECTIONS

CONTACT

50 North Road
 Lancaster
 LA1 1LT

E: office@jeagent.com

T: 01524 926007

jeagent.com

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