



**2 Bed
House - Mid Terrace
located in**

Jennings
estate agents

**5 St. Johns Terrace
Morecambe
LA3 3EE**



Asking price £115,000

Jennings Estate Agents are delighted to offer to the market, this mid terraced family home. Located on a private and quiet road. Ideal home for a first time buyer, or for someone to add to their property rental portfolio. The property would generate around £775 per calendar month, and would have a yield value of 8%.

The property features; entrance porch with uPVC double glazed windows and uPVC entrance doorway. Door leading into the large reception room, which is open plan to the dining room. Stairs lead to the first floor landing. Good sized kitchen diner, with access leading to the bathroom and enclosed rear garden. To the first floor are two double bedrooms and stairs, leading to the loft space. This area has huge potential, and could be converted into a third bedroom, subject to planning. Externally the property has an enclosed, low maintenance rear garden.

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

Entrance Porch

Double glazed uPVC windows and uPVC entrance doorway. Door leading to-

Lounge

13'1" x 24'3"

Double glazed uPVC windows and uPVC entrance doorway. Door leading to-

Dining Room

10'11" x 13'1"

Stairs leading to the first floor landing. Radiator. Coving to the ceiling.

Kitchen Diner

6'11" x 12'2"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit. Electric oven, four ring electric hob and stainless steel extractor. Space for a fridge and washing machine. Tiled flooring. Double glazed uPVC window to the rear, and door leading to the rear garden.

Bathroom

Three piece suite comprising; corner bath with overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Tiled flooring.

First Floor

Master Bedroom

9'11" x 13'2"

(into recess)

Double glazed uPVC window to the front aspect. Radiator.

Bedroom Two

11'1" x 10'1"

Double glazed uPVC window to the rear aspect. Radiator. Storage cupboard.

Loft Space

Loft Space

13'4" x 14'1"

Potential to convert into another bedroom (subject to planning). Velux window.

External

Rear garden with a paved patio, artificial grass and garden shed.





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