



**3 Bed  
House - End Terrace  
located in**

**Jennings**  
estate agents

**37 Cross Street**  
**Morecambe**  
**LA4 5ND**



**Asking price £170,000**

This end terrace house on Cross Street in Morecambe offers a wonderful opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The two reception rooms provide ample room for relaxation and entertaining, allowing for a versatile living experience.

Recently updated, the house boasts new carpets throughout, adding a fresh and modern touch to the interiors. The newly fitted kitchen is a highlight, designed to meet the needs of contemporary living while providing a welcoming space for culinary creativity.

The bathroom is conveniently located, ensuring ease of access for all residents. The property benefits from a charming outdoor area, ideal for enjoying the fresh air or hosting gatherings with friends and family.

Located in the vibrant town of Morecambe, residents will enjoy easy access to local amenities, schools, and the stunning coastline. This home presents a fantastic blend of comfort, style, and practicality, making it an excellent choice for anyone looking to settle in this delightful area. Don't miss the chance to make this lovely house your new home.

[View](#)

**Hall**

Entrance doorway. Stairs leading to the first floor landing. Radiator.

**Lounge**

13'11" (Bay) x 13'12" (Max)

Double glazed uPVC bay window and double glazed uPVC window to the side aspect. Gas fire with a marble hearth and surround. Double radiator. Decorative coving to the ceiling.

**Dining Room**

10'10" (R) x 11'8"

Single glazed window to the rear. Radiator. Door leading to -

**Kitchen**

8'11" x 8'1"

Brand new fitted kitchen with a range of wall and base units comprising: stainless steel sink unit, electric oven, four ring electric hob and an extractor fan. Space for a fridge freezer. Double glazed uPVC window to the rear. Door leading to the utility room and stairs leading down to the cellar.

**Utility Room**

4'8" x 9'9"

Door leading to the rear yard. Boiler. Single glazed window.

**Cellar**

**Cellar One**

9'8" x 13'5"

Single glazed window to the side.

**Cellar Two**

11'2" x 2'6"

**First Floor**

**First Floor Landing**

Double glazed uPVC window to the side. Double radiator. Stairs leading to the second floor landing.

**Bedroom Two**

11'8" x 14'2" (R)

Double glazed uPVC window to the front and side aspect. Radiator.

**Bedroom Three**

8'3" (R) x 11'8"

Double glazed uPVC window to the rear. Radiator.

**Bathroom**

8'10" x 7'9"

Modern four piece suite comprising: roll top bath, double shower cubicle, vanity unit and a low level WC. Double storage cupboard. Heated towel rail. Double glazed uPVC window to the side.

**Second Floor**

**Second Floor Landing**

Velux window.

**Master Bedroom**

13'4" x 11'11" + 7'9" x 8'2"

Double glazed uPVC window to the side. Double radiator. Velux window.



## Exterior

### Rear Yard

Double door with gated access.

### Additional Information

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Cross Street Morecambe, LA4 5ND



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: C**  
**Council Tax Band: A**

**DIRECTIONS**

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