

**3 Bed  
House - Terraced  
located in**

**Jennings**  
estate agents

**64 Rosebery Avenue**  
**Morecambe**  
**LA4 5RU**



**Asking price £170,000**

Situated on the delightful Rosebery Avenue in Morecambe, this wonderful terraced house presents an excellent opportunity for those seeking a comfortable family home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, creating a warm and welcoming atmosphere.

The house features a conveniently located four piece bathroom, ensuring that daily routines are both practical and efficient. With its traditional terraced design, this property offers a blend of character and modern living, making it an ideal choice for first-time buyers or those looking to downsize.

Situated in a vibrant community, residents will enjoy easy access to local amenities, schools, and the picturesque Morecambe Bay, perfect for leisurely strolls and outdoor activities. This home is not just a place to live; it is a gateway to a lifestyle filled with the charm and beauty of Morecambe.

In summary, this terraced house on Rosebery Avenue is a wonderful opportunity to create lasting memories in a lovely setting. With its spacious bedrooms, inviting reception rooms, modern fitted kitchen and convenient location, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own.

### **Vestibule**

Double glazed uPVC entrance door with a double glazed uPVC window above. Door leading to -

### **Hall**

Stairs leading to the first floor landing. Radiator. Door leading to -

### **Lounge**

12' x 10'6"

Double glazed uPVC window to the front aspect. Double radiator.

### **Dining Room**

13'4" x 13' (R)

Double glazed uPVC window to the rear aspect. Radiator. Open to -

### **Kitchen**

9'8" x 7'1"

Modern fitted kitchen with a range of wall and base units incorporating: one and a half stainless steel sink unit, electric oven, four electric hob and an extractor fan. Space for a fridge freezer and washing machine. Double glazed uPVC window to the side and a uPVC door leading to the rear yard.

### **First Floor**

#### **First Floor Landing**

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

#### **Master Bedroom**

12'6" x 12'12" (Max)

Two double glazed uPVC windows to the front aspect. Fitted wardrobes with overhead storage. Double radiator.

#### **Bathroom**

13'8" x 7'10"

Modern four piece suite comprising: free standing bath, shower cubicle, wash hand basin and a low level WC. Double glazed uPVC window to the rear. Heated towel rail. Storage cupboard.

### **Second Floor**

#### **Second Floor Landing**

Velux window.

#### **Bedroom Two**

11'7" x 11'11"

Velux window. Double radiator. Storage cupboard.

#### **Bedroom Three**

7'1" x 10'3"

Velux window. Fitted wardrobe and cupboards. Radiator.

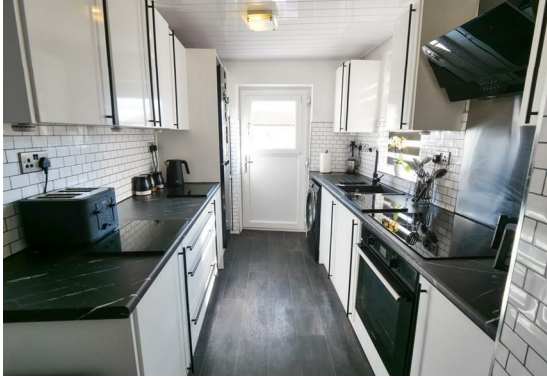
### **Exterior**

#### **Rear Garden**

Low maintenance rear garden with a raised flowerbed and stone chippings.

### **Additional Information**

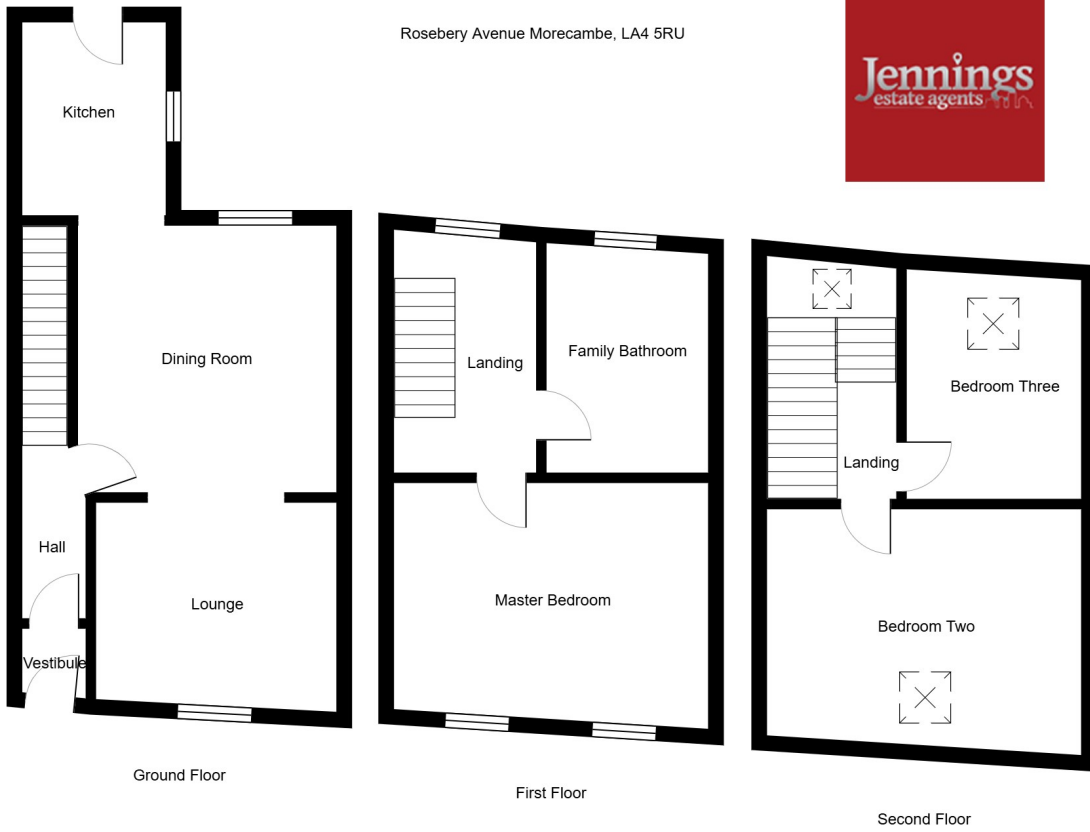
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equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures 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.



Rosebery Avenue Morecambe, LA4 5RU



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>			<b>78</b>
(55-68) <b>D</b>	<b>65</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: D**  
**Council Tax Band: A**

**DIRECTIONS**

**CONTACT**

50 North Road  
Lancaster  
LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

