



**4 Bed
House - Detached
located in**

Jennings
estate agents

**78 Acre Moss Lane
Morecambe
LA4 4NB**



Asking price £350,000

Jennings Estate Agents are delighted to welcome to the market, this sizable, detached family home. Viewings are essential to appreciate the large and spacious accommodation. The property has three large reception rooms; ideal for a large family who require the extra space. Popular residential location and close to Regent Park and close to bus routes.

The property features; entrance porch, large hallway, three reception rooms and a modern fitted kitchen with integrated appliances. To the first floor are four good sized bedrooms and a four piece bathroom suite. Externally the property offers ample parking, leading to the detached garage. Large enclosed rear garden with a paved patio, laid lawn and flowerbeds.

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

Entrance Porch

Double glazed uPVC French doors. Door leading to-

Hallway

Stain glass windows to the front and side aspect. Stairs leading to the first floor landing. Storage cupboard. Double radiator. Coving to the ceiling.

Lounge

11'10" x 15'

(into recess)

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

Sitting Room

15'4" x 12'2"

Double glazed uPVC window to the rear aspect. Electric fire with wooden mantle and tiled hearth. Double radiator. Coving to the ceiling.

Dining Room

9'7" x 10'6"

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

Kitchen

10'6" x 10'4"

Modern fitted kitchen with a range of wall and base units, with contrasting work surface, incorporating a one and a half sink unit. Electric oven, grill, five ring gas hob and stainless steel extractor fan. Integrated fridge freezer and space for a dishwasher. Downlights. Double radiator. Double glazed uPVC window to the side and rear aspect. Double glazed uPVC door leading to the rear garden.

First Floor

First Floor Landing

Stain glass window to the side aspect. Radiator. Coving to the ceiling.

Master Bedroom

11'11" x 15'5"

Double glazed uPVC window to the rear aspect. Radiator. Coving to the ceiling.

Bedroom Two

12'4" x 14'7"

(into bay)

Double glazed uPVC bay window to the front aspect. Radiator. Coving to the ceiling.

Bedroom Three

10'7" x 10'5"

Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Four

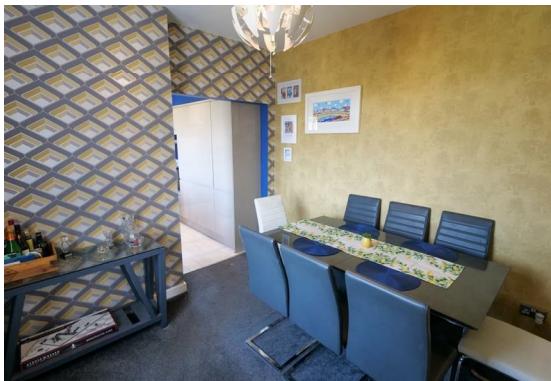
8'2" x 7'

(plus wardrobe)

Double glazed uPVC window to the front aspect. Fitted wardrobes. Radiator.

Bathroom

Four piece bathroom suite comprising; bath, shower cubicle, wash hand basin and low level WC. Two uPVC double glazed windows to the side aspect. Two heated towel rails. Tiled walls and flooring. Downlights.



Exterior

External

Concrete pathway and large concrete driveway providing ample off road parking. Flowerbeds. Enclosed rear garden with a paved patio, laid lawn, flowerbeds, greenhouse and shed.

Garage

10' x 18'3"

Up and over door, two single glazed windows, power and light. Door leading to-

Utility / Storage

Single glazed window to the rear. Space for a washing machine and tumble dryer.





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	58	71
EU Directive 2002/91/EC		

EPC Rating: D
Council Tax Band: C

DIRECTIONS

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