



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

**Jennings**  
estate agents

**34 Winthorpe Avenue  
Morecambe  
LA4 4RE**



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**Asking price £200,000**

Situated on Winthorpe Avenue in the coastal town of Morecambe, this semi-detached bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 1,195 square feet, the property features three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

The bungalow boasts a spacious reception room, perfect for relaxation or entertaining guests. The layout is designed to provide a seamless flow throughout the home, ensuring that every area is both functional and inviting. The bathroom is well-appointed, catering to the needs of modern living.

The location is particularly appealing, with easy access to local amenities, schools, and the beautiful Morecambe Bay. Residents can enjoy the picturesque views and the vibrant community that this area has to offer.

This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible part of Morecambe. With its generous living space and practical layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely bungalow your new home.

Viewings are highly recommended, so please contact the office for further information. No Upper Chain.

### **Hallway**

Double glazed uPVC entrance door. Radiator. Stairs leading to the first floor landing. Decorative coving to the ceiling.

### **Lounge**

13'9" x 10'11"

Double glazed uPVC window to the front and two double glazed uPVC windows to the side. Fireplace with a wooden surround and marble hearth. Decorative coving to the ceiling.

### **Kitchen**

9' x 10'11"

Fitted kitchen with a range of wall and base units, incorporating a one and a half stainless steel sink unit and space for a washer and fridge freezer. Electric oven, four gas hob and a stainless steel extractor fan. Double glazed uPVC window to the side. Radiator. Decorative coving to the ceiling. Open to -

### **Conservatory**

13'6" x 12'7"

Double glazed uPVC window to both sides. Two double glazed uPVC doors leading to the garden. Two double radiators.

### **Master Bedroom**

9'11" x 12'7"

Double glazed uPVC window to the rear aspect. Radiator. Decorative coving to the ceiling.

### **Bedroom Two**

11'10" x 9'11"

Double glazed uPVC window to the front. Radiator. Decorative coving to the ceiling.

### **Bathroom**

Three piece suite comprising: bath with an overhead shower, wash hand basin and a low level WC. Double glazed uPVC window to the side aspect. Heated towel rail. Downlights.

### **First Floor**

#### **Bedroom Three**

16'2" x 15'8" (max)

Two Velux windows. Fitted storage cupboards. Walk-in cupboard with decorative lighting and shelving. Radiator.

### **Exterior**

Laid lawn to the front and stone chippings to the side, including a large decking area. Block paved driveway providing off road parking leading to the garage. Enclosed rear garden with access from the conservatory.

### **Garage**

Up and over door and double glazed uPVC window to the side.

### **Rear Garden**

Enclose garden with paved patio and gravel.

### **Additional Information:**

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, 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.



Winthorpe Avenue, Morecambe, LA4 4RE



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**EPC Rating:**  
**Council Tax Band: B**

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

#### DIRECTIONS

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