



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

**Jennings**  
estate agents

## 6 Victoria Parade Morecambe LA4 5NY



Asking price £180,000

Jennings Estate Agents are pleased to welcome to the market, this three bedroom semi-detached family home. Located within a popular residential area of Morecambe and only a short walk to the sea front. Even though the property does require updating throughout, this would make a wonderful family home.

The property features; entrance porch leading to the hallway. Two reception rooms and lean-to, with access leading to the rear garden. Kitchen with space for appliances and opening leading to the utility room. To the first floor are three bedrooms, bathroom suite and separate WC.

Externally the property has a low maintenance front garden, and an enclosed rear garden with a paved patio and laid lawn. NO UPPER CHAIN.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

### Entrance Porch

Double glazed uPVC windows and uPVC door leading to-

### Hallway

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

### Lounge

12'4" x 14'4"

(into bay)

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

### Dining Room

Double radiator. Single glazed windows and door leading to-

### Lean-To

3'2" x 10'2"

Single glazed windows and single door leading to the rear garden.

### Kitchen

9'2" x 8'

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half stainless steel sink unit. Free standing cooker with a four ring gas hob. Two uPVC double glazed windows to the side aspect. Space for a fridge freezer. Radiator. Understairs storage cupboard. Opening leading to-

### Utility Room

6'5" x 8'1"

Range of wall and base units, contrasting work surface, with space for a washing machine and tumble dryer. Two uPVC double glazed uPVC windows to the rear aspect. Radiator.

### First Floor

#### First Floor Landing

Double glazed uPVC window to the side aspect. Loft Space.

#### Master Bedroom

11'8" x 14'2"

(into bay)

Double glazed uPVC window to the rear aspect. Fitted wardrobes with overhead storage and matching bedside cabinets. Double radiator.

#### Bedroom Two

13'7" x 10'6"

Double glazed uPVC bay window to the front aspect. Fitted wardrobes with sliding doors. Double radiator.

#### Bedroom Three

7'3" x 8'8"

Double glazed uPVC window to the front aspect. Radiator.

### Bathroom

Two piece suite comprising; bath and wash hand vanity unit. Double glazed uPVC window to the rear aspect. Radiator.

### Separate W/C

Low level WC and uPVC double glazed window to the side aspect.



### External

Low maintenance front garden with slate chippings. Enclosed rear garden, with a concrete patio area, wooden garden shed, paved patio and laid lawn.







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

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

#### DIRECTIONS

#### CONTACT

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