

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

**Jennings**  
estate agents

**103 Woodhill Lane**

**Morecambe**

**LA4 4NW**



## Asking price £170,000

Welcome to this inviting semi-detached house located on Woodhill Lane in the coastal town of Morecambe. This property offers a comfortable living space, boasting 882 square feet, making it an ideal choice for small families or couples seeking a peaceful home.

Upon entering, you will find two well-proportioned reception rooms that provide ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you prefer a cosy sitting room or a formal dining space. The natural light that flows through the windows enhances the welcoming atmosphere throughout the home.

The property features two bedrooms, each offering a tranquil retreat for rest and relaxation. These rooms are designed to accommodate various furniture arrangements, ensuring you can create your perfect personal space. The bathroom is conveniently located, providing essential amenities for daily living.

Situated in Morecambe, this home benefits from its proximity to local amenities, schools, and the beautiful coastline. The area is known for its friendly community and offers a range of recreational activities, making it an excellent place to live.

This semi-detached house on Woodhill Lane presents a wonderful opportunity for those looking to settle in a vibrant area with a strong sense of community. With its practical layout and convenient location, this property is well worth considering for your next home.

### **Hall**

Double glazed uPVC entrance doorway. Stairs leading to the first floor landing.

### **Lounge**

15'1" (Recess) x 13'9" (Bay)

Double glazed uPVC Bay window to the front aspect. Double radiator. Decorative coving to the ceiling. Double doors to -

### **Dining Room**

9'5" (Recess) x 10'11"

Double radiator. Open plan to -

### **Kitchen**

7' x 13'6"

Fitted kitchen with a range of wall and base units incorporating; stainless steel sink unit and a freestanding cooker, with space for a washing machine and fridge. Double glazed uPVC window to the rear aspect. Double radiator and a storage cupboard. Door leading to-

### **Lean - to**

3'4" x 14'4"

Double glazed uPVC window to the side and a uPVC door to the rear garden.

### **First Floor**

#### **First Floor Landing**

Double glazed uPVC window to the rear. Storage cupboard and loft access.

#### **Master Bedroom**

9'6" (Recess) x 11'11"

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

#### **Bedroom Two**

9'6" (Recess) x 11'1"

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

#### **Shower Room**

Two piece suite comprising; shower cubicle and a wash hand basin. Double glazed uPVC window to the side. Double radiator.

#### **Separate WC**

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

### **Exterior**

#### **Front Garden**

Paved garden with shrubbery.

#### **Side Garden**

Gated access leading to the large driveway which provides ample parking.

#### **Rear Garden**

Concrete patio and stone chippings.

### **Additional Information**

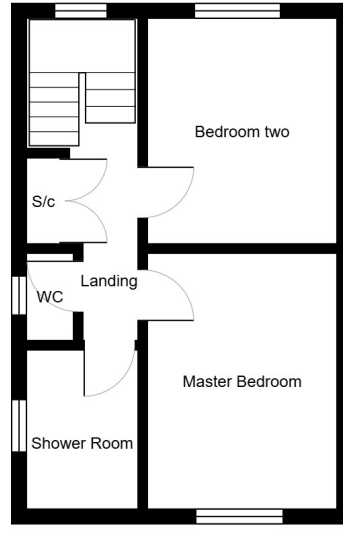
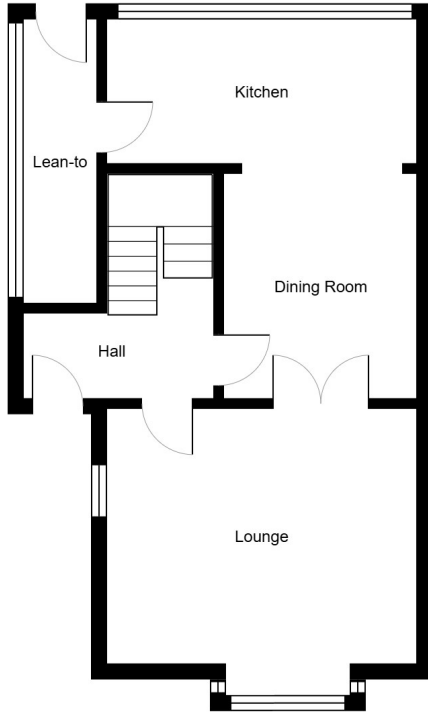
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measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Woodhill Lane Morecambe, LA4 4NW



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>51</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: E**  
**Council Tax Band: B**

**DIRECTIONS**

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