



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

**Jennings**  
estate agents

**34 Buckingham Road  
Morecambe  
LA4 4LX**



**Asking price £240,000**

Jennings Estate Agents are thrilled to welcome to the market, this extended, three bedroom family home. Located within a popular residential area, and close to Regent park and bus routes. The wow factor to this magnificent home, would be the beautifully presented modern fitted kitchen. Ample space for appliances and a dining table.

The property features; entrance hallway with access leading to the main reception room, which is located to the front aspect. Modern fitted kitchen and French doors, leading to the sitting room, which overlooks the rear garden. Access to the garage and cloakroom/WC. To the first floor are three bedrooms and a three piece shower room. Externally the property has a low maintenance front and rear garden, with a driveway leading to the garage.

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

**Entrance Hallway**

Double glazed entrance doorway and uPVC double glazed window to the side. Radiator. Stairs leading to the first floor landing. Downlights and coving to the ceiling.

**Lounge**

11'7" x 12'12"

(into bay)

Double glazed uPVC bay window to the front aspect. Electric fire and double radiator. Coving to the ceiling.

**Kitchen Diner**

12'8" x 19'2"

Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half stainless steel sink unit. Double electric oven, five ring gas hob and stainless steel extractor. Integrated dishwasher and space for an American style fridge freezer. Downlights. Double glazed uPVC French doors leading to the sitting room.

**Cloakroom / WC**

Modern two piece suite comprising; wash hand basin and low level WC.

**Sitting Room**

16'7" x 11'11"

(max)

Double glazed uPVC window to the side and rear. Double glazed uPVC French doors, leading to the rear garden. Downlights.

**First Floor**

**First Floor Landing**

Double glazed uPVC window to the side aspect. Access to the loft space.

**Master Bedroom**

10'12" x 9'3"

(plus wardrobe)

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

**Bedroom Two**

12'11" x 1'1"

Double glazed uPVC window to the rear aspect. Radiator. Fitted storage cupboard.

**Bedroom Three**

9'9" x 7'5"

Double glazed uPVC window to the rear aspect. Radiator.

**Shower Room**

Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC window to the front aspect. Tiled flooring and downlights.

**Exterior**

**External**

Decorative stone chippings and block paved driveway to the side providing off road parking. Low maintenance paved rear garden.

**Garage**

9'9" x 19'9"

Up and over door, light, power and door leading to the rear garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: D**

**Council Tax Band: B**

#### DIRECTIONS

#### CONTACT

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