

**3 Bed  
House - Terraced  
located in**

**Jennings**  
estate agents

17 Morecambe Street

Morecambe

LA4 5HE



Asking price £120,000

Welcome to this inviting terraced house on Morecambe Street, a perfect blend of comfort and practicality. Spanning an impressive 1,227 square feet, this property offers ample space for families or those seeking a little extra room to breathe. We are currently selling the property with a long term let in mind, currently achieving 7.5% yield.

As you enter, you are greeted by a well-proportioned reception room, ideal for both relaxation and entertaining guests. The three bedrooms provide a versatile layout, accommodating family life or serving as a home office or guest room. The bathroom is conveniently located, ensuring ease of access for all.

The property boasts a charming exterior that reflects the character of the area, while the interior offers a canvas for your personal touch. With its proximity to local amenities, schools, and the beautiful Morecambe Bay, this home is perfectly positioned for both convenience and leisure.

Please contact the office for further details, or to arrange a viewing. We will need at least 24 hours notice, so we can inform the current tenant.

### Vestibule

Entrance door with a single glazed window above. Door leading to -

### Lounge

14'9" x 13'4"

Double glazed uPVC window to the front aspect. Wooden surround with a marble hearth. Double radiator. Open to -

### Dining Room

8' x 14'2"

Stairs leading to the first floor landing. Understairs storage cupboard. Door leading to -

### Kitchen

10' x 14'7"

Fitted kitchen with a range of wall and base units comprising: one and a half stainless steel sink unit, freestanding cooker with a four gas hob and extractor fan. Space for a fridge freezer, washing machine and dryer.

Double glazed uPVC window to the rear and uPVC French doors leading to the yard.

### First Floor

#### First Floor Landing

Double glazed uPVC window to the rear. Stairs leading to the second floor landing. Radiator.

#### Master Bedroom

10'9" x 14'8"

Double glazed uPVC window to the front. Double radiator.

#### Bathroom

Three piece suite with a corner bath, wash hand basin and a low level WC. Double glazed uPVC window to the rear. Double radiator. Boiler.

### Second Floor

#### Second Floor Landing

Double glazed uPVC window to the rear aspect. Radiator. Loft access.

#### Bedroom Two

10'4" x 14'8"

Double glazed uPVC window to the front. Double radiator.

#### Bedroom Three

8'8" x 10'2"

Double glazed uPVC window to the rear. Radiator.

### Exterior

#### Rear Yard

Small outbuilding and gate access to the rear.

### Additional Information

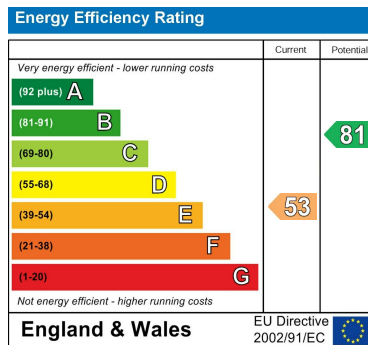
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Morecambe Street, Morecambe, LA4 5HE



**EPC Rating: E**  
**Council Tax Band: A**



**DIRECTIONS**

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