



**A Three Bedroom Semi - Detached
Home Located Within Morecambe.**

Jennings
estate agents

Ashbourne Grove

Morecambe

LA3 3NH



Asking price £250,000

Welcome to this delightful semi-detached house located on Ashbourne Grove in the vibrant town of Morecambe. This property, built in 1960, offers a wonderful opportunity for families or individuals seeking a comfortable home in a friendly neighbourhood.

The house features two spacious reception rooms, providing ample space for relaxation and entertaining guests. The layout is practical and inviting, making it easy to create a warm and welcoming atmosphere. With three well-proportioned bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own space.

The property includes a bathroom that is conveniently located to serve the needs of the household. The semi-detached design allows for a sense of privacy while still being part of a community.

Situated in Morecambe, residents can enjoy the benefits of local amenities, schools, and parks, all within easy reach. The area is known for its beautiful coastline and scenic views, making it an ideal location for those who appreciate outdoor activities and a relaxed lifestyle.

This house presents a fantastic opportunity for anyone looking to settle in a welcoming area with a strong sense of community. With its practical layout and convenient location, it is well worth considering for your next home.

Lounge

17'1" (Recess) x 13'2"

Double glazed uPVC door and window to the side as well as a double glazed uPVC window to the front. Log burner with a wooden mantel. Radiator and stairs leading to the first floor landing. Open to -

Kitchen Diner

10'11" x 16'12"

Fitted kitchen with a range of wall and base units incorporating: one and a half stainless steel sink unit and a free standing cooker with a six ring hob. Includes space for a fridge. Double glazed uPVC window to the side and downlights. Open to -

Orangery

8'7" x 14'11"

Double glazed uPVC windows and a double glazed uPVC door leading to the rear garden. Double radiator.

First Floor

First Floor Landing

Double glazed uPVC window to the side.

Master Bedroom

10'9" x 12'11"

Double glazed uPVC window to the front. Radiator and decorative coving to the ceiling.

Bedroom Two

10'5" x 9'5"

Double glazed uPVC window to the rear and a radiator.

Bedroom Three

9'1" x 5'12"

Double glazed uPVC window to the front and a radiator.

Shower Room

Modern three piece suite comprising: shower cubicle, wash hand basin and a low level WC. Double glazed uPVC window to the rear. Heated towel rail.

Exterior

Front Garden

Decorative stone gravel and a flowerbed.

Side Garden

Includes a laid lawn, paved patio area and a high hedge. It also comprises a flowerbed, garden shed and summer house.

Rear Garden

A low maintenance rear garden with bark, shrubbery, a summer house and paved patio.

Summer House

10'5" x 9'1"

Double glazed uPVC double doors and a double glazed uPVC window. Open to -

Store Room One

9'9" x 7'7"

Store Room Two

11'9" x 7'

Access to a three piece suite comprising: shower cubicle, wash hand basin and a low level WC.



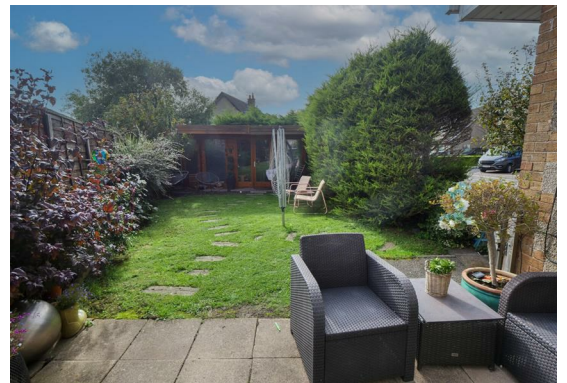
Garage

20'1" x 9'5"

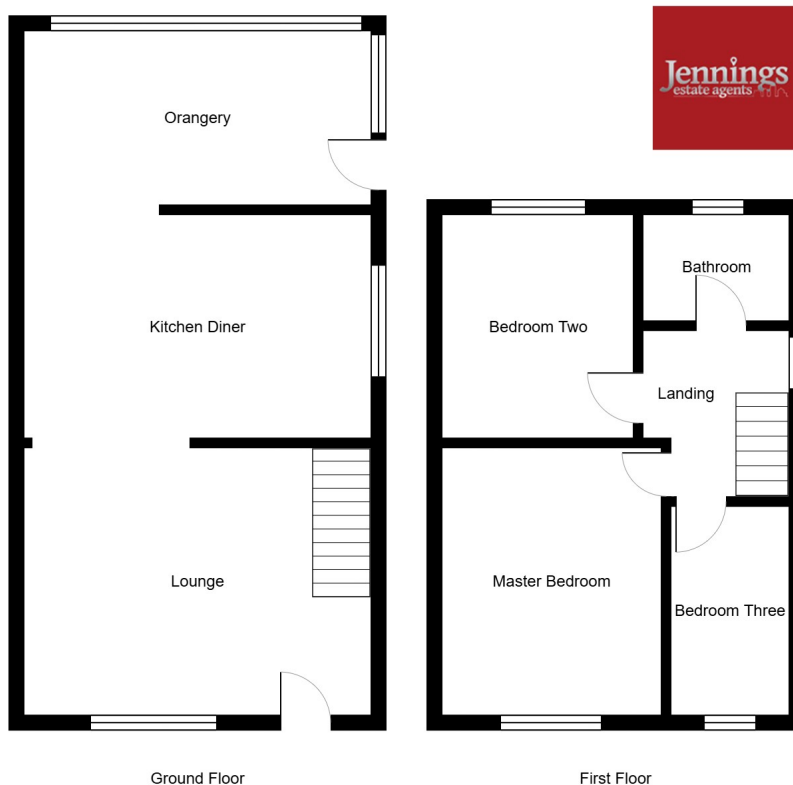
Double glazed uPVC door to the front and power.

Additional Information

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Ashbourne Grove, Morecambe, LA3 3NH



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

EPC Rating:

Council Tax Band: C

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