



**2 Bed  
Bungalow  
located in Overton**

**Jennings**  
estate agents

## 20 Chapel View

Overton

Morecambe

LA3 3EP



### Kitchen

12'2" x 8'1"

Modern fitted kitchen with a range of wall and base units comprising a sink unit. Electric oven, grill, four ring electric hob AND stainless steel extractor fan. Integrated fridge freezer with space for a washing machine and dishwasher. Double glazed uPVC window to the side. Open plan to-

### Lounge

9'9" x 17'5"

Wooden floor. Electric fire and surround. Double glazed uPVC window to the front. Storage heater.

### Inner Hall

Storage cupboard housing water cylinder.

### Master Bedroom

9'8" x 11'8"

Fitted bedroom furniture comprising; wardrobes, overhead storage and display lighting. Storage heater.

### Bedroom Two

8'5" x 8'

Double glazed uPVC window to the side. Storage heater. Door to -

### Conservatory

17'3" x 10'9"

Double glazed uPVC windows and French doors to the garden. Storage heater.

### Wet Room

Two piece suite comprising; wash hand basin, low level WC and a shower unit. Heated towel rail. Double glazed uPVC window to the side. Tiled walls.

### Exterior

#### Front Garden

Block paved driveway and a laid lawn.

#### Rear Garden

Block paved garden with two large garden sheds and a raised flowerbed.

### Additional Information

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are 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.

£160,000

Welcome to this wonderful semi-detached bungalow located in the serene area of Chapel View, Overton, Morecambe. This property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a peaceful lifestyle.

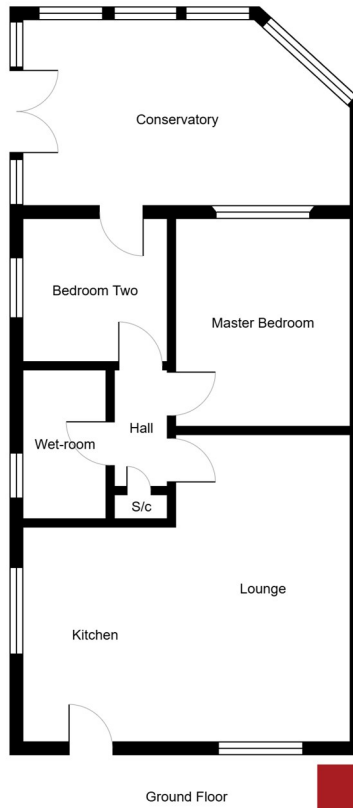
The bungalow features a spacious reception room, providing a warm and inviting space for relaxation and entertaining guests. With two well-proportioned bedrooms, there is ample room for family or guests, ensuring everyone has their own private space. The wet-room is thoughtfully designed, catering to all your daily needs. The property also features a large conservatory to the rear, overlooking the garden.

Set in a tranquil neighbourhood, this property benefits from a lovely outdoor area, perfect for enjoying the fresh air or tending to a garden. The location offers easy access to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away.

This bungalow is an excellent opportunity for first-time buyers, downsizers, or anyone looking for a low-maintenance home in a friendly community. With its practical layout and appealing surroundings, this property is sure to attract interest. Don't miss the chance to make this lovely bungalow your new home. NO UPPER CHAIN.



Chapel View Overton, Morecambe, LA3 3EP



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>	34		
(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: F**  
**Council Tax Band: B**

**DIRECTIONS**

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