



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

Jennings
estate agents 

46 Gringley Road

Morecambe

LA4 4SE



Vestibule And Hallway

Entrance vestibule being open plan to the hallway. Laminate flooring.

Lounge

14'6" x 10'8"

(into recess)

Double glazed uPVC window to the front aspect. Gas fire with a surround. Storage heater. Coving to the ceiling

Kitchen

9'8" x 11'10"

Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit and breakfast bar. Electric oven, four ring gas hob and stainless steel extractor fan. Integrated fridge and space for a washing machine. Double glazed uPVC window to the side and rear aspect. Double glazed uPVC door leading to the rear garden. Storage heater. Access to the loft space.

Master Bedroom

11'12" x 8'6"

(Plus wardrobes)

Double glazed uPVC window to the rear aspect. Fitted wardrobes with full length sliding doors. Storage heater.

Bedroom Two

9'10" x 10'

Double glazed uPVC window to the front aspect. Storage heater. Double doors leading to the lounge.

Bathroom

Three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Storage heater and tiled flooring.

External

Concrete front garden and driveway to the side leading to the single garage. Low maintenance rear garden and garden shed.

Asking price £165,000

This charming two-bedroom bungalow offers the perfect blend of comfort and convenience for those seeking a delightful new home. The thoughtfully designed interior features a practical kitchen complete with a breakfast bar, ideal for quick morning coffees or casual dining with friends and family.

The property's single-storey layout provides easy living, whilst the two well-proportioned bedrooms offer peaceful retreats. The bathroom serves the home efficiently, maintaining the property's focus on practical, comfortable living.

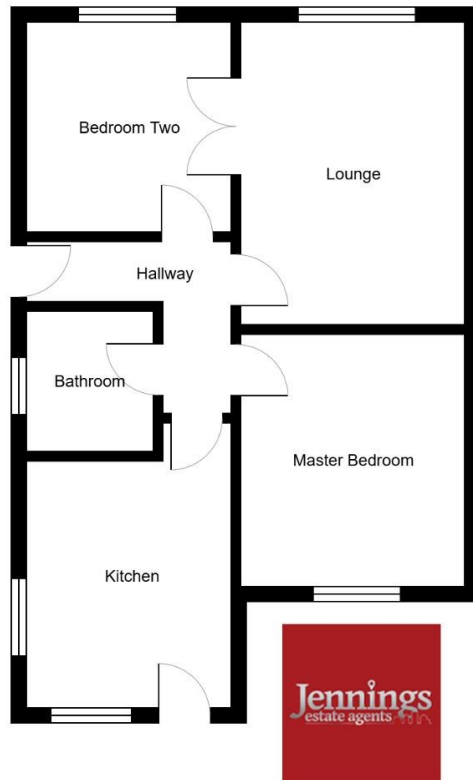
Step outside to discover one of this bungalow's finest features – a beautifully low-maintenance garden that promises more time for relaxation. Whether you're someone with a busy lifestyle or simply prefer spending weekends enjoying your outdoor space rather than maintaining it.

Location proves equally appealing, with the convenience of nearby shops ensuring daily errands remain pleasantly simple. The excellent bus connections make commuting or exploring the wider area wonderfully straightforward, connecting you effortlessly to local amenities and beyond.

This bungalow represents an excellent opportunity for first-time buyers, downsizers, or anyone seeking a comfortable home that doesn't demand constant attention. The combination of practical living spaces, minimal garden maintenance, and excellent transport



Gringley Road, Morecambe, LA4 4SE



| Energy Efficiency Rating | | Current | Potential |
|--|----|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 74 |
| (55-68) D | | | |
| (39-54) E | 44 | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

EPC Rating: E
Council Tax Band: B

DIRECTIONS

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