



**1 Bed
Maisonette
located in**

Jennings
estate agents

95B Euston Road

Morecambe

LA4 5JY



Kitchen

10'10" x 11'7"

Fitted kitchen with a range of wall and base units incorporating: one and a half stainless steel sink unit, five gas hob, electric oven, microwave and a stainless steel extractor fan. Double glazed uPVC window to the side.

Double glazed uPVC door. Downlights. Open to -

Dining Area

10'8" x 11'7"

Double glazed uPVC window to the front. Stairs leading to the first floor landing. Radiator. Open to -

Lounge

14' x 11'11"

Open fireplace. Double radiator. Decorative coving to the ceiling. Open to -

Study

5'2" x 7'3"

Double glazed uPVC window to the side and rear.

First Floor

Bedroom

17'9" x 12'

Two double glazed uPVC windows to the front and a double glazed uPVC window to the side. Two radiators. Decorative coving to the ceiling.

Wet Room

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

Office/Store Room

8'8" x 4'7"

Double glazed uPVC window to the front. Radiator.

Exterior

Front Garden

Artificial grass and decking area ideal for a BBQ.

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.

Asking price £110,000

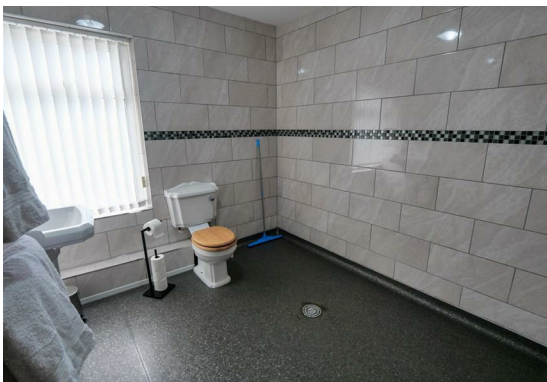
Located in the vibrant area of Euston Road, Morecambe, this charming flat offers a delightful blend of comfort and convenience. The property is ideally situated, providing easy access to local amenities, including shops, cafes, and parks, making it perfect for those who appreciate a lively community atmosphere. The maisonette apartment is currently being used as a holiday let for the past three years. Great potential for an investor to continue to benefit from the lucrative investment.

Upon entering the flat, you will be greeted by a warm and inviting space that is both functional and stylish. The layout is thoughtfully designed to maximise natural light, creating a bright and airy environment. The living area is spacious, providing an excellent setting for relaxation or entertaining guests.

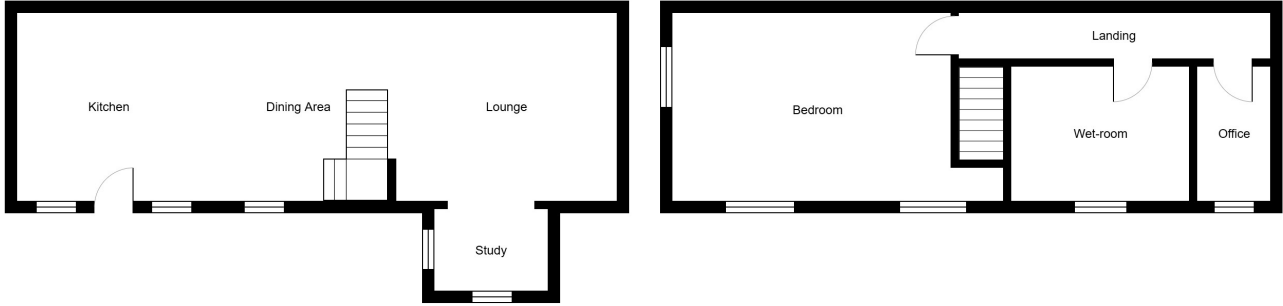
The kitchen is well-equipped, offering ample storage and workspace for culinary enthusiasts. Whether you are preparing a quick meal or hosting a dinner party, this kitchen is sure to meet your needs. The bedroom is a peaceful retreat, providing a comfortable space to unwind after a long day.

Additionally, the flat benefits from modern amenities, ensuring a hassle-free living experience. With its prime location and well-appointed interiors, this property is an excellent opportunity for first-time buyers, young professionals, or those looking to downsize.

In summary, this flat on Euston Road is a wonderful choice for



Euston Road, Morecambe, LA4 5JY



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

EPC Rating:
Council Tax Band: A

DIRECTIONS

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