



**1 Bed
House - Terraced
located in**

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36 Morecambe Street

Morecambe

LA4 5HF



Asking price £115,000

Nestled in the charming area of Morecambe, this delightful cottage on Morecambe Street offers a perfect blend of comfort and convenience. Spanning an inviting 538 square feet, this property is ideal for individuals or couples seeking a cosy home.

Upon entering, you are welcomed into a well-proportioned reception room, which serves as a versatile space for relaxation or entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The adjoining kitchen is functional and well-equipped, making it easy to prepare meals and enjoy dining at home.

The property features one spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, offering all the necessary amenities for your daily routines.

Located in a vibrant community, this home is within easy reach of local shops, promenade, parks, and transport links, ensuring that you have everything you need right at your doorstep. Morecambe itself is known for its stunning coastal views and friendly atmosphere, making it a wonderful place to live.

This terraced house presents an excellent opportunity for those looking to establish themselves in a welcoming neighbourhood. With its charming features and prime location, it is a property not to be missed.

Vestibule
Entrance door and double glazed uPVC window above. Door to -

Lounge
13'11" (max) x 11'10" (max)
Double glazed sash window to the front aspect. Feature stone wall. Meter cupboard. Radiator. Open to -

Kitchen
7'2" x 15'3"
Fitted kitchen with a range of wall and base units incorporating a stainless steel sink unit, extractor fan and breakfast bar; with space for a washer, fridge and free standing cooker. Double glazed uPVC window to the rear and uPVC door leading to the rear yard.

First Floor

Bedroom
10'4" x 13'4" (r)
Double glazed sash window to the front. Radiator.

Bathroom
Two piece suite comprising: bath and a wash hand basin. Double glazed uPVC window to the rear. Heated towel rail. Storage cupboard housing the boiler.

Separate WC
A low level WC. Double glazed uPVC window to the rear.

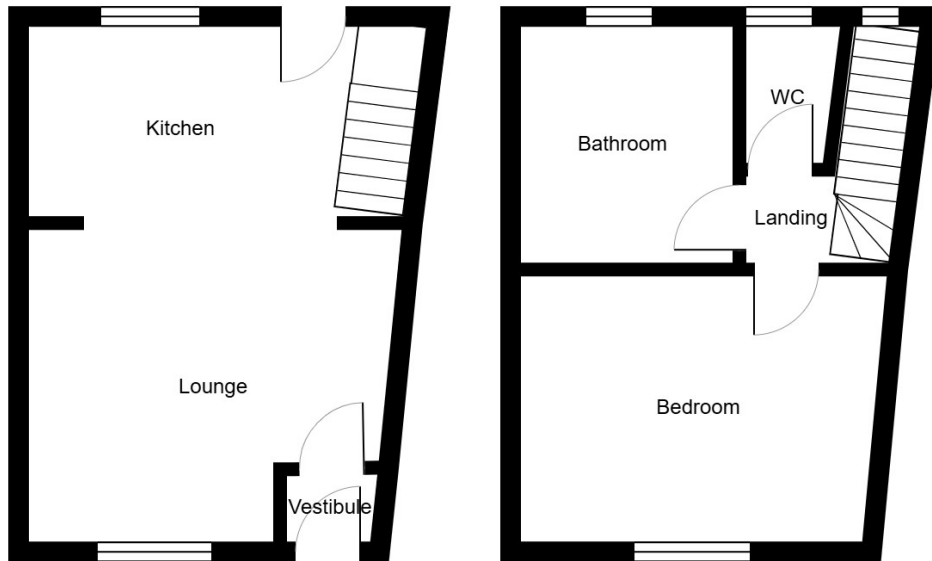
External

Rear Yard
Enclosed private rear yard with gated access to the side.



Morecambe Street, Morecambe, LA4 5HF

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Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D
Council Tax Band: A

DIRECTIONS

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