

## 3 Bedroom Terrace for Rent - £725 per month

Townley Street, Morecambe, LA4 5JH



### KEY FEATURES

- Three Bedroom Mid-terraced Property • Open Plan Lounge And Dining Room • Modern Fitted Kitchen • Cellar • Four Piece Bathroom Suite • Bedroom Two With Fitted Wardrobes • Enclosed Rear Yard • Viewings Are Highly Recommended

## Description

The property features; hallway, open plan lounge and dining room, modern fitted kitchen and cellar. Main bedroom and modern four piece bathroom suite to the first floor and two bedrooms to the top floor. The second bedroom has fitted wardrobes with overhead storage and fitted dressing table. Enclosed rear yard to the rear.

## Ground Floor

**Hallway** - Stairs leading to the first floor. Door leading to -

**Dining Room** - **10' 7" x 10' 0" (3.24m x 3.05m)** (into recess)  
Upvc double glazed window to the rear aspect. Radiator.  
Access to the kitchen, cellar and open plan to-

**Lounge** - **10' 1" x 10' 8" (3.08m x 3.26m)** (into recess)  
Upvc double glazed window to the front aspect. Decorative coving to the ceiling. Radiator.

**Kitchen** - **8' 0" x 6' 11" (2.45m x 2.13m)** Fitted kitchen with a range of base units with contrasting work surfaces incorporating a stainless steel sink unit. Electric oven, four ring electric hob and extractor. Space for a fridge freezer and washing machine. Double Upvc glazed window and door leading to the rear yard. Down lighting.

**Cellar** - **9' 5" x 10' 1" (2.88m x 3.08m)** Power and light.

## First Floor

**First Floor Landing** - Upvc double glazed window to the rear aspect. Stairs leading to the second floor.

**Master Bedroom** - **10' 1" x 14' 5" (3.09m x 4.4m)** (into recess)  
Upvc double glazed window to the front aspect. Radiator.

**Bathroom** - **7' 3" x 11' 0" (2.21m x 3.36m)** Modern four piece suite comprising; shower cubicle, roll top bath, wash hand basin and low level wc. Heated towel rail and double radiator. Tiled flooring and part tiled walls. Free standing cupboard housing the combination boiler. Upvc double glazed window to the rear aspect.

## Second Floor

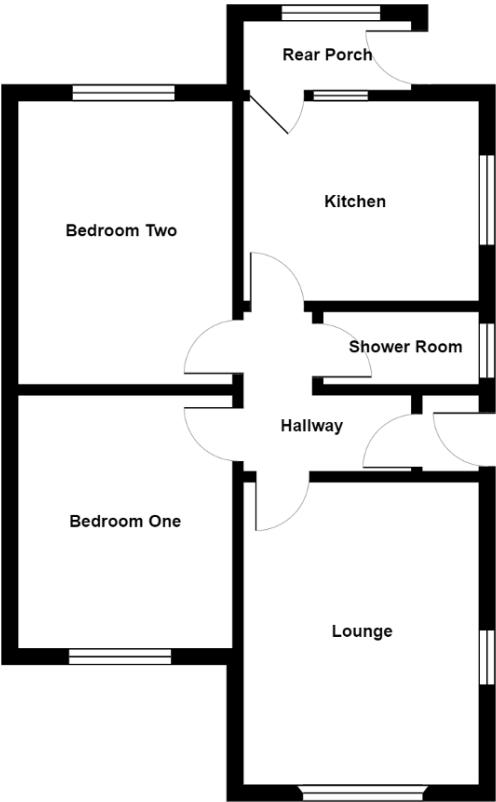
**Bedroom Two** - **10' 0" x 11' 6" (3.07m x 3.52m)** Fitted wardrobes with overhead storage and fitted dressing table. Upvc double glazed window to the front aspect. Radiator.

**Bedroom Three** - **11' 0" x 8' 0" (3.37m x 2.45m)** (into recess)  
Upvc double glazed window to the rear aspect. Radiator.

## Exterior

**External** - Enclosed rear yard and gated access.





Ground Floor

All measurements are approximate and for display purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		