

3 Bedroom End Terrace House for Sale - £150,000

North Street, Morecambe, LA4 5LR



KEY FEATURES

- Three Bedroom End Terraced Property
- Potential Sitting Tenant
- Large Reception Rooms
- Modern Fitted Kitchen
- Cellar
- Three Good Size Bedrooms
- Bathroom With Separate WC
- Rear Yard
- Viewings Are Highly Recommended

Description

We are delighted to offer this three bedroom end terraced property, on the outskirts of Morecambe town centre. The property currently has a sitting tenant, so if a landlord would like to increase their portfolio, then this could be the ideal opportunity.

The property features; vestibule, hallway and two large reception rooms with high ceilings and decorative coving. Modern fitted kitchen with integrated electric oven and hob and space for white goods. Access leading down to the cellar. To the first floor are two good size bedrooms, white bathroom suite with overhead shower and a separate WC. The master bedroom is located on the second floor. Enclosed yard with gated access to the rear.

Viewings are strongly recommended, so contact the office to book your appointment.

Ground Floor

Vestibule - Decorative coving to the ceiling and uPVC entrance doorway. Open plan to-

Hallway - Stairs leading to the first floor landing. Radiator. Decorative coving to the ceiling.

Dining Room - 9' 9" x 13' 6" (2.98m x 4.12m) (into bay)
Double glazed uPVC bay window to the front aspect. Gas fire with wooden surround and marble hearth. Double radiator. Decorative coving to the ceiling.

Lounge - 10' 11" x 12' 5" (3.33m x 3.79m) Double glazed uPVC window to the rear aspect. Radiator. Door leading down to the cellar. Open plan to-

Kitchen - 9' 6" x 8' 1" (2.91m x 2.47m) Modern fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor fan. Space for a washing machine and fridge freezer. Double glazed uPVC window and uPVC door leading to the rear yard.

First Floor

First Floor Landing - Stairs leading to the second floor landing. Radiator.

Bedroom Two - 11' 0" x 14' 5" (3.36m x 4.41m) (into recess)
Two double glazed uPVC windows to the front aspect. Radiator. Decorative coving to the ceiling.

Bedroom Three - 8' 3" x 12' 6" (2.52m x 3.82m) Double glazed uPVC window to the rear aspect. Radiator.



Bathroom - White two piece suite comprising; bath with overhead shower and wash hand basin. Radiator. Double glazed uPVC window to the rear aspect. Fitted storage cupboards.

Separate WC - Low level WC and double glazed uPVC window to the side aspect.

Second Floor

Second Floor Landing - Skylight.

Master Bedroom - *9' 11" x 13' 3" (3.03m x 4.04m)* (plus 2.28m x 1.79m)
L shaped bedroom with double glazed skylight.

Basement

Cellar - *13' 5" x 13' 1" (4.1m x 4.01m)* (into the bay)
Ideal area for storage or could be turned into an office/workshop.

Exterior

Yard - Enclosed yard with gated access to the rear.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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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.