

## 2 Bedroom Townhouse for Rent - £650 per month

Mallow Walk, Morecambe, LA3 3QA



### KEY FEATURES

- Two Bedroom Townhouse • Large Reception Room • Modern Fitted Kitchen • Modern Three Piece Bathroom Suite • Lawned Front Garden • Enclosed Paved Rear garden • Viewings Are Highly Recommended

## Description

We are delighted to offer for rent this two bedroom townhouse, located within a popular residential area and not far away from local amenities and bus routes. The property features an entrance hallway, good sized lounge with patio doors leading to the rear garden. Modern fitted kitchen with space for appliances. To the first floor are two bedrooms and a modern three piece white bathroom suite. Externally the property has a laid lawn front garden and a enclosed private rear garden with a large patio area and garden shed. Viewings are strongly recommended, so contact the office to book your appointment.

## Ground Floor

**Entrance Hall** - Stairs leading to the first floor landing. Radiator. Door leading to the lounge and open archway to kitchen. Under stairs storage cupboard.

**Lounge** - 13' 8" x 11' 8" (4.19m x 3.57m) Double glazed patio doors leading to the rear garden. Radiator.

**Kitchen** - 5' 8" x 8' 6" (1.74m x 2.6m) Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Electric oven, four ring electric hob and extractor. Space for a washing machine and tumble dryer. Double glazed uPVC window to the front aspect.

## First Floor

**First Floor Landing** - Airing cupboard.

**Master Bedroom** - 8' 6" x 11' 11" (2.6m x 3.65m) Double glazed uPVC window to the front aspect. Radiator.

**Bedroom Two** - 5' 4" x 10' 4" (1.65m x 3.15m) Double glazed uPVC window to the rear aspect. Radiator.

**Bathroom** - Modern three piece bathroom suite comprising; bath with overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect.

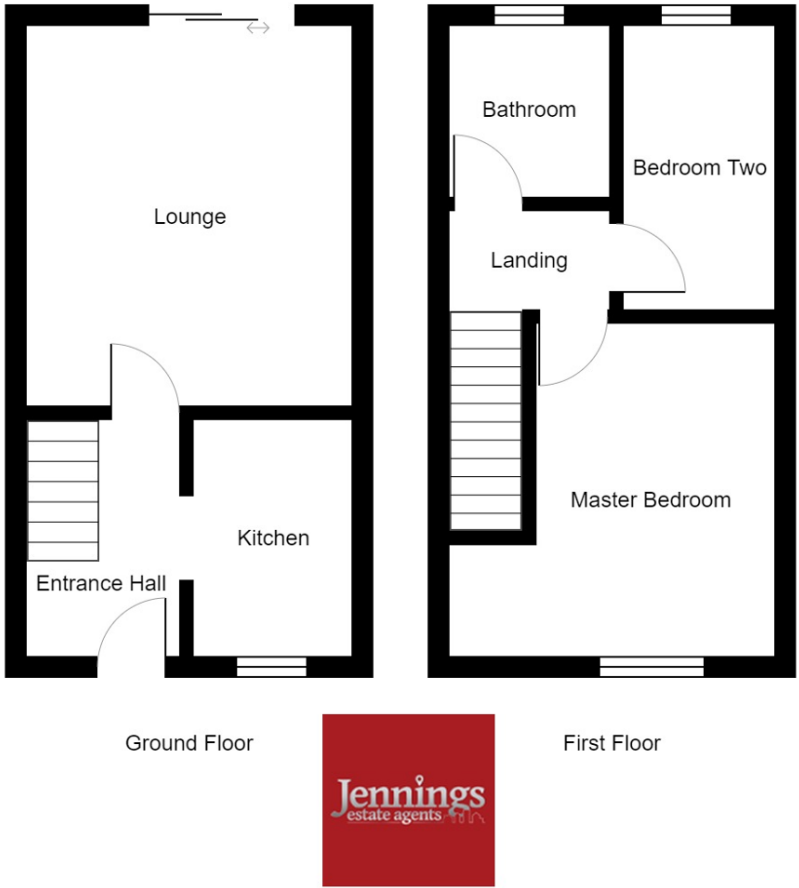
## Exterior

**External** - Laid lawn to the front and paved pathway leading to the entrance doorway. Enclosed rear garden with paved patio and garden shed.





Mallow Walk, Morecambe



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90  B
69-80	C	72  C	
55-68	D		
39-54	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.