

## 2 Bedroom Semi-Detached Bungalow for Sale - Offers in Excess of £145,000

Lancaster Road, Morecambe, LA4 5TP



### KEY FEATURES

- Two Bedroom Semi-Detached Bungalow
- Popular Residential Location
- Large Rear Garden
- Good Sized Kitchen
- Modern Fitted Wet-Room
- Two Double Bedrooms
- Driveway Providing Off Road Parking
- Viewings Are Highly Recommended
- No Upper Chain



## Description

We are pleased to offer for sale this two bedroom semi-detached bungalow. Located on Lancaster Road, providing great access for public transport and close to the centre of Torrishlome.

The property features; vestibule and spacious hallway. The lounge is located at the front of the property, overlooking the garden. Good sized kitchen, but would benefit from being updated. Modern fitted spacious wet-room. Garden to the front and a driveway proving off road parking. Large rear garden with paved patio area, laid lawn shrubs and garden shed.

Viewings are highly recommended, so contact the office to book your appointment. No Upper Chain.

## Ground Floor

**Vestibule** - Entrance doorway and meter cupboard.

**Hallway** - Storage heater. Access to the loft with a pull down ladder. Coving to the ceiling.

**Lounge** - 10' 0" x 13' 11" (3.06m x 4.25m) (into bay)  
Double glazed uPVC bay window to the front aspect.  
Storage heater. Coving to the ceiling.

**Kitchen** - 10' 0" x 10' 9" (3.07m x 3.29m) (into recess)  
Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Free standing cooker and space for a washing machine and fridge. Double glazed uPVC window to the rear aspect. Storage heater.

**Master Bedroom** - 9' 3" x 12' 2" (2.83m x 3.73m) Double glazed window to the rear aspect. Storage heater, Coving to the ceiling.

**Bedroom Two** - 9' 1" x 11' 11" (2.79m x 3.65m) Double glazed uPVC window to the front aspect. Fitted wardrobe. Coving to the ceiling.

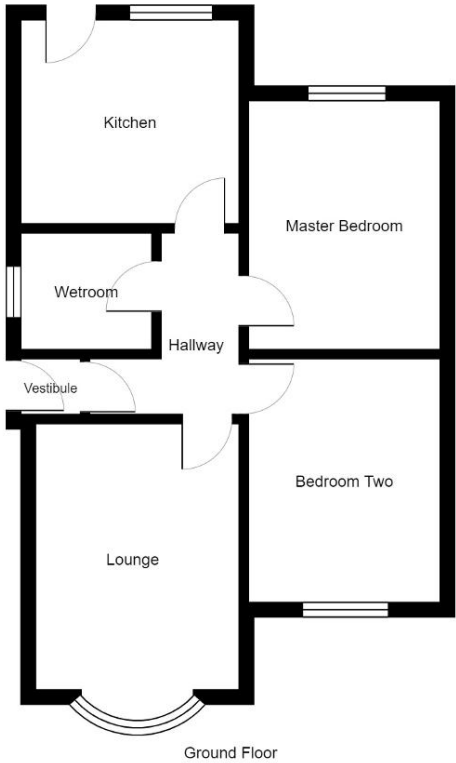
**Wet-Room** - Modern fitted wet-room with a two piece suite comprising; a wash hand vanity unit, low level WC and a shower unit. Double glazed uPVC window to the side aspect. Airing cupboard. Down lights.

## Exterior

**External** - Gravel stones to the front garden and driveway to the side providing off road parking.  
Large rear garden with a paved patio area, laid lawn, plants, shrubs and garden shed.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	44   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.