

## 3 Bedroom Townhouse for Sale - £180,000

Dean Point, Morecambe, LA3 3DJ



### KEY FEATURES

- Three Bedroom Town House • Popular Residential Location • Two Reception Rooms • Generous Sized Kitchen • Conservatory • Three Piece Bathroom Suite • Front And Rear Garden • Off Road Parking • No Upper Chain



## Description

We welcome for sale this three bedroom townhouse. Located within a popular residential area. Close to local amenities and bus routes. The property has been well looked after by the vendor. Spacious accommodation throughout, and viewing are highly recommended.

The property features; entrance porch and large reception room, with gas fire. Double sliding doors leading to the dining area and conservatory. Open archway leading to the kitchen with an Integrated dishwasher and space for appliances. To the first floor are three bedrooms and a three piece bathroom suite. Externally the property provides off road parking to the front aspect. Low maintenance paved rear garden with a garden shed. Gate leading to the rear courtyard.

Viewings are highly recommended, and we are offering the property with no Upper Chain. Please contact us 01524 926007, for further details.

## Ground Floor

**Entrance Porch - 4' 5" x 3' 10" (1.37m x 1.19m)** (plus storage cupboard)

Double glazed uPVC windows and entrance doorway. Storage and meter cupboard. Door leading to-

**Lounge - 17' 8" x 11' 5" (5.41m x 3.5m)** Double glazed uPVC window to the front aspect. Stairs leading to the first floor landing. Gas fire with a wooden surround. Large storage cupboard. Radiator. Open entrance leading to-

**Dining Room - 8' 10" x 8' 10" (2.71m x 2.71m)** Double radiator. Double glazed patio doors leading to the conservatory. Open archway leading to-

**Kitchen - 8' 7" x 8' 9" (2.62m x 2.67m)** Fitted wooden kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half sink unit. Double electric oven, four ring gas hob and extractor fan. Integrated dishwasher and space for a fridge freezer and washing machine. Double glazed uPVC window to the rear aspect. Tile flooring.

**Conservatory - 7' 8" x 7' 1" (2.37m x 2.18m)** Double glazed uPVC windows and uPVC door leading to the rear garden.

## First Floor

**First floor Landing** - Cupboard housing the boiler.

**Master Bedroom - 11' 1" x 10' 4" (3.4m x 3.15m)** (Into recess)

Double glazed uPVC window to the rear aspect. Radiator.





**Bedroom Two - 8' 9" x 9' 10" (2.68m x 3m)** Double glazed uPVC window to the front aspect. Radiator.

**Bedroom Three - 7' 2" x 8' 10" (2.2m x 2.7m)** Double glazed uPVC window to the front aspect. Radiator. Overhead stairs storage cupboard.

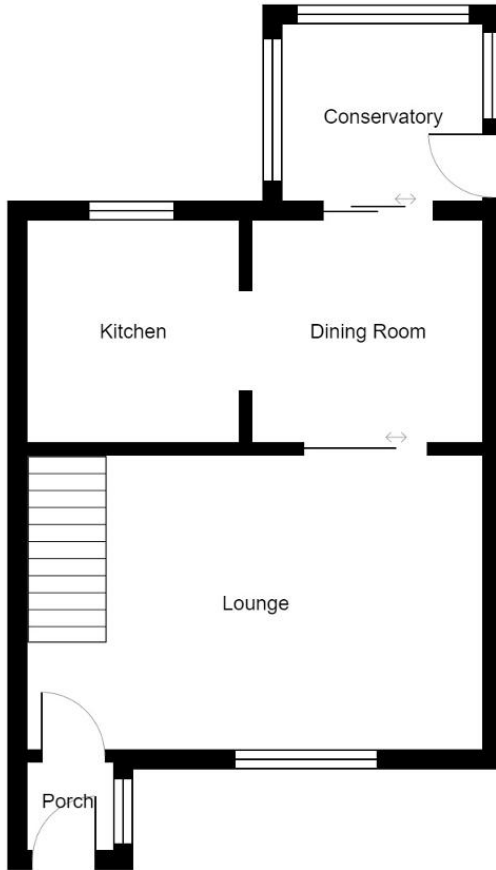
**Bathroom** - Three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Radiator.

## Exterior

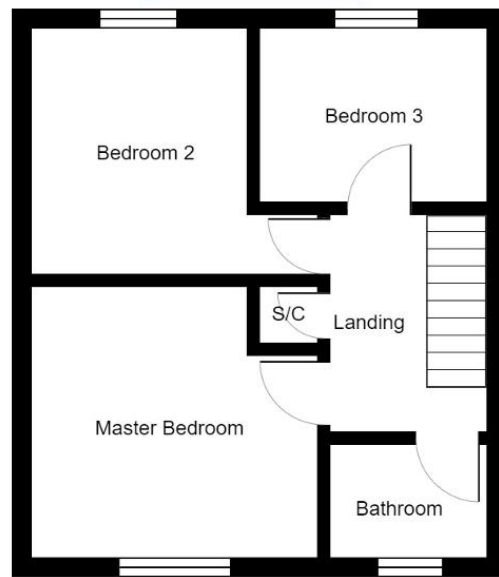
**External** - Laid lawn garden to the front and flower beds. Driveway providing off road parking. Enclosed paved rear garden, flower bed and garden shed.



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Ground Floor



First Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Additional Information:** We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

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.