

## 1 Bedroom Flat for Sale - Offers in Region of £85,000

Dean Point, Morecambe, LA3 3DJ



### KEY FEATURES

- One Bedroom Ground Floor Apartment
- Popular Residential Location
- Close To Local Amenities
- Entrance Hallway With Storage
- Large Reception Room
- Fitted Kitchen
- Wet-Room
- Laid Lawn Garden
- Viewings Are Highly Recommended

## Description

Jennings Estate Agents are delighted to bring to the market, this ground floor apartment. Located within a popular residential location, and close to amenities.

The apartment features; entrance hallway with two storage cupboards. Large reception room, with an electric fire. Fitted kitchen with space for a fridge and washing machine. Double bedroom and wet-room. Laid lawn garden to the front of the property.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

## Ground Floor

**Hallway** - Double glazed uPVC entrance doorway. Two storage cupboards.

**Lounge** - 14' 4" x 9' 3" (4.37m x 2.83m) Double glazed uPVC window to the front aspect. Electric fire with a wooden surround. Double radiator. Coving to the ceiling. Open doorway leading to-

**Kitchen** - 6' 7" x 7' 5" (2.02m x 2.27m) 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 stainless steel extractor. Space for a washing machine and fridge. Double glazed uPVC window to the rear aspect. Tiled flooring.

**Bedroom** - 9' 4" x 8' 0" (2.85m x 2.44m) Double glazed uPVC window to the front aspect. Radiator.

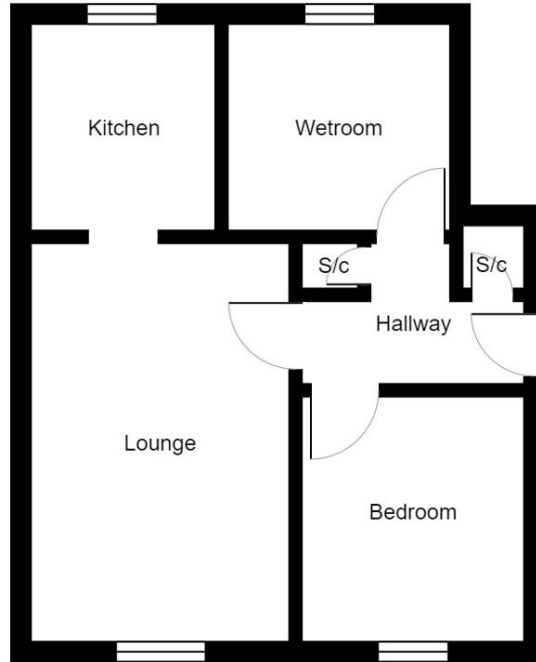
**Wet-Room** - Wet-room and two piece suite comprising wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail.

## Exterior

**External** - Laid lawn to the front and communal area to the rear.



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Ground Floor



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   C	77   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.