

## 2 Bedroom Flat for Sale - £120,000

West End Road, Morecambe, LA4 4DR



### KEY FEATURES

- Two Bedroom Maisonette Apartment
- Within Walking Distance To The Sea
- Spacious Accommodation Throughout
- Large Kitchen Diner And Balcony
- Two Double Bedrooms
- Master Bedroom With An En-suite
- Modern White Bathroom Suite
- Communal Rear Garden And Parking
- Viewings Are Highly Recommended



## Description

Jennings Estate Agents are delighted to bring to the market, this spacious maisonette apartment. Located within a popular residential area, and close to the sea front. The current owner has updated the apartment throughout, and viewings are highly recommended.

The property features; hallway, lounge, large kitchen diner with a door leading to the balcony. To the lower ground floor are two double bedrooms, with the master bedroom having an en-suite. Modern three piece, white, bathroom suite.

Externally the property has a communal rear garden with space for a garden shed. Gated access to the rear leading to the car park.

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

**Communal Entrance** - Communal entrance doorway to the front, and door leading to the rear of the property. Door leading to-

**Hallway** - Stairs leading to the lower ground floor with display lighting. Radiator.

**Lounge** - 12' 7" x 15' 11" (3.86m x 4.86m) (into bay)  
Double glazed uPVC bay sash window to the front aspect. Radiator. Laminate flooring. Storage cupboard housing the boiler.

**Kitchen Diner** - 14' 5" x 13' 2" (4.41m x 4.02m) Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor fan. Space for a fridge, freezer, washing machine and tumble dryer. Down lights. Double radiator. Double glazed uPVC window and doorway leading to the balcony.

## Lower Ground Floor

**Lower Ground Level** - Large area that could be used as an office or storage. Radiator.

**Master Bedroom** - 13' 8" x 16' 3" (4.19m x 4.97m) (into bay)  
Double glazed uPVC bay window to the front aspect. Fitted cupboard. Double and single radiator. Laminate flooring. Door leading to-

**En-Suite Shower** - Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Heated towel rail. Down lights.



**Bedroom Two - 13' 2" x 12' 3" (4.02m x 3.75m)** (into recess)  
Double glazed uPVC window and uPVC door leading to the communal rear garden.

**Bathroom** - Three piece suite comprising; bath, wash hand basin and low level WC. Heated towel rail. Tiled flooring and down lighting.

## Exterior

**Communal Garden** - Paved rear communal garden to the rear, garden shed, and access to parking.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	75   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.