

1 Bedroom Flat for Sale - £140,000

Elkin Road, Morecambe, LA4 5RN



KEY FEATURES

- Delightful Ground Floor Apartment
- Popular Residential Location
- Well Presented Throughout
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Garden Room
- Master Bedroom With Fitted Wardrobes
- Rear Garden And Driveway
- Viewings Are Highly Recommended

Description

Jennings Estate Agents are delighted to welcome to the market, this wonderful ground floor apartment. Located within the popular residential area of Morecambe. The current vendor's have done a sensational job of updating the property throughout. Viewings are highly recommended to fully appreciate how spectacular the apartment truly is.

The property feature a communal entrance leading to the separate hallway with storage facilities. The main reception room is to the front, and benefits from an electric fire. Modern fitted kitchen with Quartz worktops and integrated appliances. Master bedroom with fitted wardrobes. Garden room with patio doors, leading to the generous sized and mature rear garden.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Ground Floor

Communal Entrance - Entrance uPVC door, and door leading to-

Hallway - Two radiators. Under stairs storage with uPVC double glazed window and fitted shelving.

Lounge - 15' 2" x 14' 0" (4.63m x 4.28m) (into bay)
Double glazed uPVC bay window to the front aspect. Electric fire with a marble hearth and surround. Radiator. Coving to the ceiling.

Kitchen - 10' 1" x 9' 5" (3.08m x 2.89m) Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Electric oven, five ring gas hob and stainless steel extractor. Integrated washing machine and American style fridge freezer. Double glazed uPVC window to the side and rear aspect. Tiled flooring and down lights. Entrance leading to-

Garden Room - 11' 3" x 10' 7" (3.45m x 3.24m) Double glazed uPVC window and uPVC sliding door leading to the rear garden. Decking with matching banister rail.

Master Bedroom - 12' 5" x 10' 4" (3.79m x 3.17m) Double glazed uPVC window to the rear aspect. Modern fitted large wardrobes. Radiator.

Bathroom - Modern four piece suite comprising; bath, shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Designer radiator. Tiled flooring and down lights.

Exterior

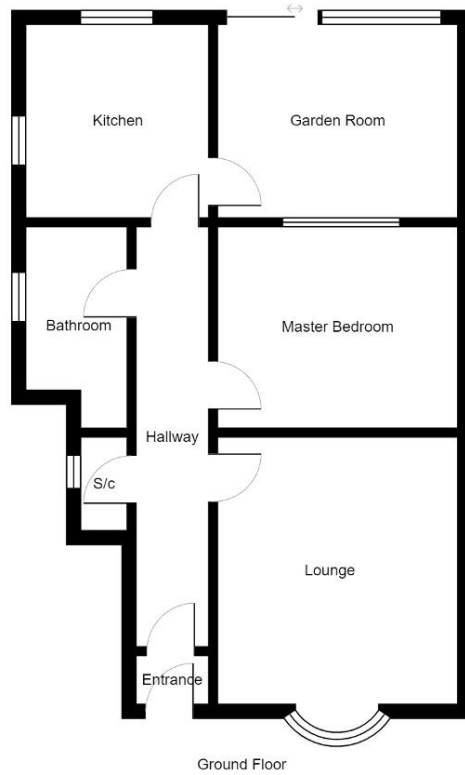


External - Driveway to the side leading to the enclosed rear garden. Featuring a laid lawn, vegetable plot, plants, shrubs and garden shed.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	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.