

## 3 Bedroom End Terrace House for Sale - £165,000

Westover Street, Morecambe, LA4 5LZ



### KEY FEATURES

- Three Bedroom End Terraced Property
- Popular Residential Location
- Two Reception Rooms
- Modern Fitted Kitchen
- Large Master Bedroom
- Modern Shower Room
- Rear Yard
- Viewings Are Highly Recommended
- No Upper Chain

## Description

Jennings Estate Agents are delighted to bring to the market this three bedroom, end terrace family home. Located within a popular location, and close to transport links. It has spacious accommodation throughout, and nicely presented. The property features; vestibule, hallway and open plan dining room and lounge. Modern fitted kitchen to the rear with space for appliances. To the first floor are two large bedrooms and three piece shower room. The master bedroom is located on the second floor, and has two skylights. Externally the property provides a small rear yard.

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

**Vestibule** - Entrance doorway and uPVC double glazed above. Door leading to-

**Hallway** - Stairs Leading to the first floor landing. Radiator.

**Dining Room** - 11' 8" x 14' 4" (3.58m x 4.38m) (max)  
Double glazed uPVC window to the rear aspect. Under stairs storage cupboard. Radiator. Coving to the ceiling. Open to-

**Lounge** - 12' 0" x 11' 3" (3.67m x 3.44m) (Into recess)  
Double glazed uPVC window to the front aspect. Electric fire with wooden surround. Double radiator. Coving and down lights to the ceiling.

**Kitchen** - 6' 9" x 10' 2" (2.08m x 3.1m) Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Freestanding cooker and extractor fan. Space for a fridge, freezer, washing machine and tumble dryer. Double glazed uPVC window and door leading to the rear yard.

## First Floor

**First Floor Landing** - Stairs leading to the second floor. Storage cupboard. Coving to the ceiling.

**Bedroom Two** - 12' 4" x 14' 4" (3.77m x 4.38m) Two uPVC double glazed uPVC windows to the front aspect. Radiator. Coving to the ceiling.

**Bedroom Three** - 9' 0" x 12' 4" (2.76m x 3.77m) Double glazed uPVC window to the rear aspect. Radiator.

**Shower Room** - Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Fitted cupboards. Radiator.



## Second Floor

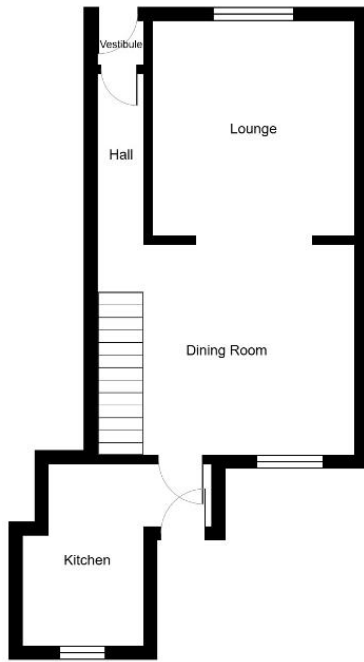
**Master Bedroom - 13' 7" x 15' 7" (4.15m x 4.76m)** Two skylight windows, eaves storage, down lights and radiator.

## Exterior

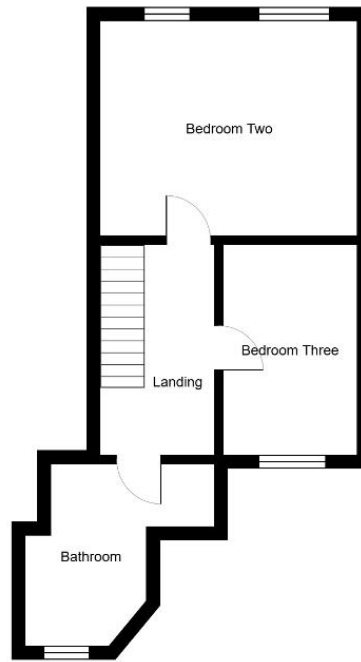
**External - Enclosed small rear yard.**



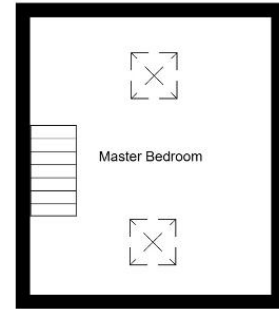
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Ground Floor



First Floor



Second Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	49   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.