

4 Bedroom Detached House for Sale - £350,000

Acre Moss Lane, Morecambe, LA4 4NB



KEY FEATURES

- Large Detached Family Home • Popular Residential Location • Three Reception Rooms • Modern Fitted Kitchen
- Spacious Bedrooms • Four Piece Bathroom Suite • Front And Rear Garden • Driveway Leading To Garage •

Viewings Are Highly Recommended

Description

Jennings Estate Agents are delighted to welcome to the market, this sizable, detached family home. Viewings are essential to appreciate the large and spacious accommodation. The property has three large reception rooms; ideal for a large family who require the extra space. Popular residential location and close to Regent Park and close to bus routes.

The property features; entrance porch, large hallway, three reception rooms and a modern fitted kitchen with integrated appliances. To the first floor are four good sized bedrooms and a four piece bathroom suite. Externally the property offers ample parking, leading to the detached garage. Large enclosed rear garden with a paved patio, laid lawn and flowerbeds.

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

Ground Floor

Entrance Porch - Double glazed uPVC French doors. Door leading to-

Hallway - Stain glass windows to the front and side aspect. Stairs leading to the first floor landing. Storage cupboard. Double radiator. Coving to the ceiling.

Lounge - 11' 10" x 15' 0" (3.61m x 4.58m) (into recess) Double glazed uPVC bay window to the front aspect. Gas fire with marble hearth and surround. Double radiator.

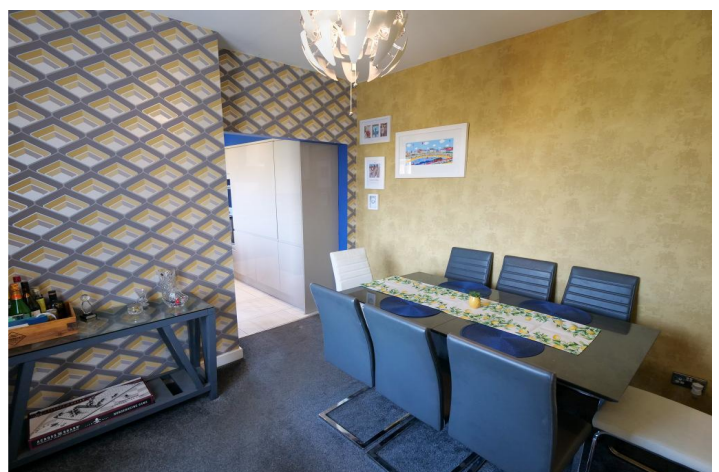
Sitting Room - 15' 3" x 12' 1" (4.68m x 3.7m) Double glazed uPVC window to the rear aspect. Electric fire with wooden mantle and tiled hearth. Double radiator. Coving to the ceiling.

Dining Room - 9' 6" x 10' 6" (2.91m x 3.21m) Double glazed uPVC window to the side aspect. Radiator. Open to-

Kitchen - 10' 6" x 10' 4" (3.21m x 3.16m) Modern fitted kitchen with a range of wall and base units, with contrasting work surface, incorporating a one and a half sink unit. Electric oven, grill, five ring gas hob and stainless steel extractor fan. Integrated fridge freezer and space for a dishwasher. Downlights. Double radiator. Double glazed uPVC window to the side and rear aspect. Double glazed uPVC door leading to the rear garden.

First Floor

First Floor Landing - Stain glass window to the side aspect. Radiator. Coving to the ceiling.



Master Bedroom - 11' 10" x 15' 4" (3.63m x 4.7m) Double glazed uPVC window to the rear aspect. Radiator. Coving to the ceiling.

Bedroom Two - 12' 4" x 14' 6" (3.76m x 4.45m) (into bay) Double glazed uPVC bay window to the front aspect. Radiator. Coving to the ceiling.

Bedroom Three - 10' 7" x 10' 5" (3.23m x 3.18m) Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Four - 8' 2" x 7' 0" (2.49m x 2.14m) (plus wardrobe) Double glazed uPVC window to the front aspect. Fitted wardrobes. Radiator.

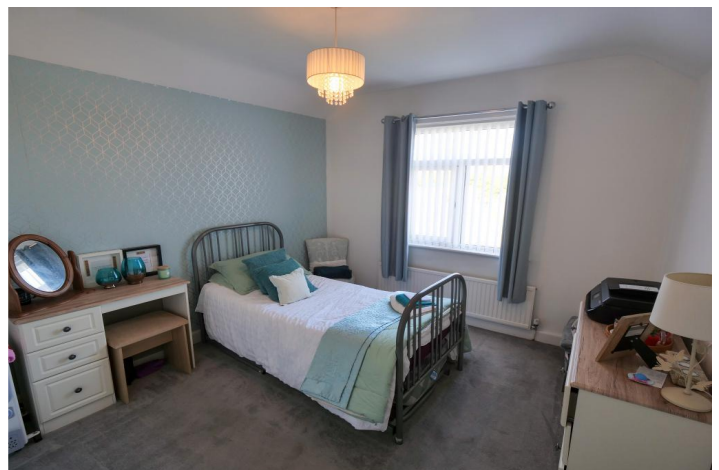
Bathroom - Four piece bathroom suite comprising; bath, shower cubicle, wash hand basin and low level WC. Two uPVC double glazed windows to the side aspect. Two heated towel rails. Tiled walls and flooring. Downlights.

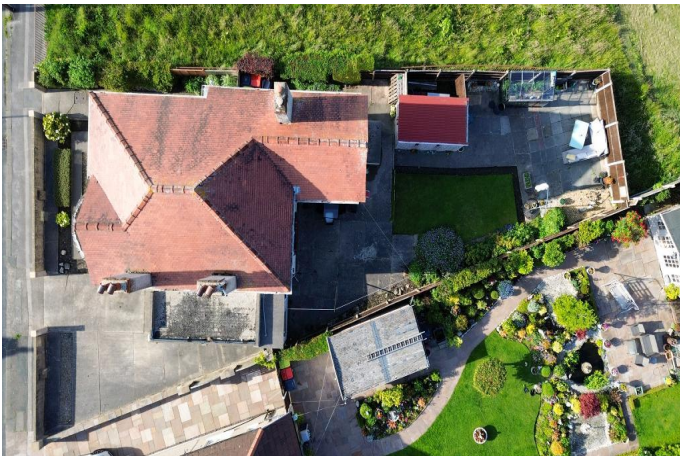
Exterior

External - Concrete pathway and large concrete driveway providing ample off road parking. Flowerbeds. Enclosed rear garden with a paved patio, laid lawn, flowerbeds, greenhouse and shed.

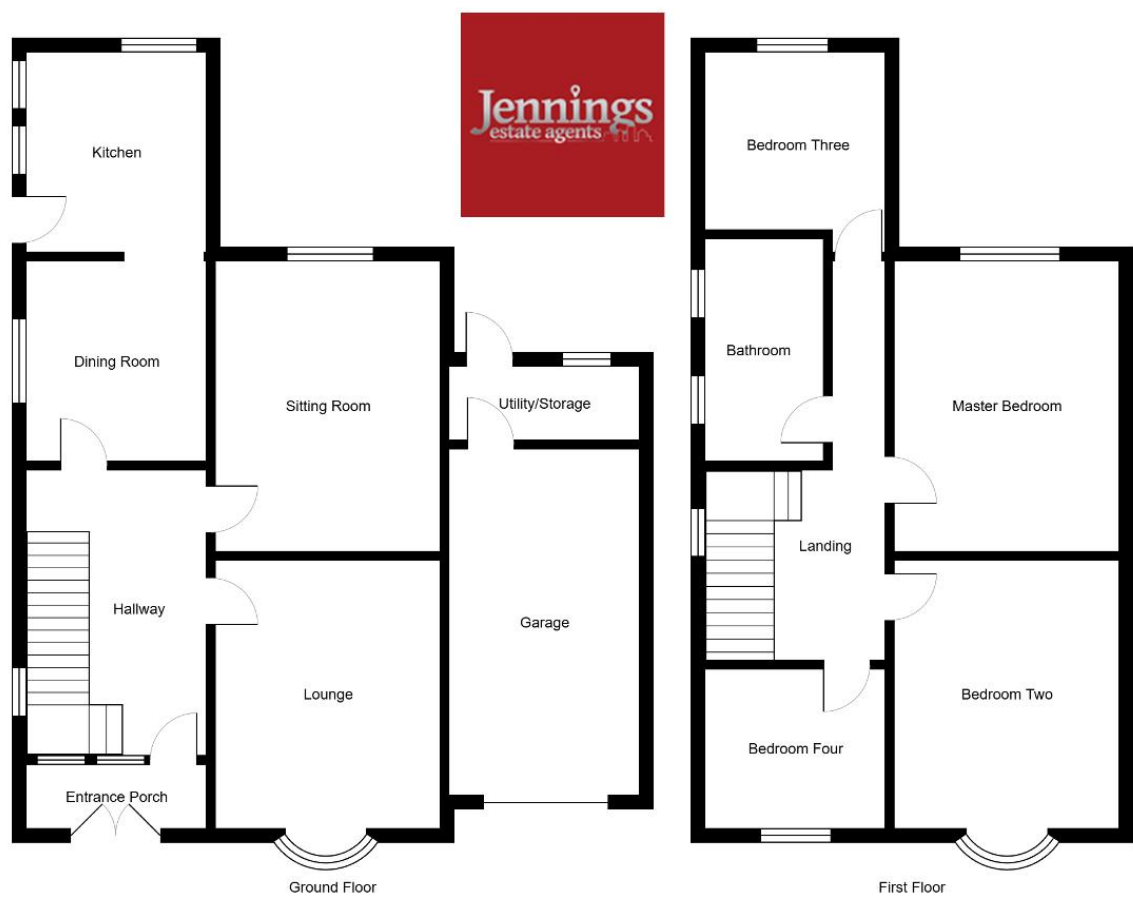
Garage - 10' 0" x 18' 2" (3.06m x 5.56m) Up and over door, two single glazed windows, power and light. Door leading to-

Utility/Storage - Single glazed window to the rear. Space for a washing machine and tumble dryer.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 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.