



2 Lake Avenue, Morecambe

Guide Price £130,000





2 Lake Avenue

Morecambe, Morecambe

Impressive 3-bed semi-detached house with NO CHAIN ready for you to update to the house of your dreams! Spacious living, 2 reception rooms, kitchen, utility room, 4-piece bathroom. Front & rear gardens, garage, gated parking. Close to park, promenade, shops. Excellent transport links. Garage, garden & secure gated parking! Council Tax band: B

Tenure: Freehold

- Semi Detached House
- No Chain
- 3 Bedrooms
- 2 Reception Rooms
- Kitchen & Utility Room
- 4 Piece Bathroom
- Gardens Front & Rear
- Garage & Gated Parking
- Great Transport & Travel Links
- Auction Date 10th May





Location

Lake Avenue enjoys a great location surrounded by similar residential properties and yet being close enough to the town centre to walk to the shops. There are regular local bus services and the train station is just a walk away meaning Lancaster and the main line are just around a ten minute train journey away. Schools and nurseries are within easy reach. Morecambe's famous promenade is also within walking distance and Regent Park is right on the doorstep. A popular area with local families.

The House

Occupying the corner position on Lake Avenue Number 2 enjoys a sense of privacy and space. Step inside and you will be impressed at how light and bright the house is. The hallway retains original features with Lincrusta to picture rail height and plaster work roses above. The elegant front living room has a wall mounted, glass fronted, coal effect gas fire and large bow window. The dining room at the rear has sliding patio doors which open to the rear garden. The kitchen has white cabinets and a matching work top. There is a stainless steel, five burner gas hob and double oven. The bay window to the side makes the kitchen bright and there is quarry tile style flooring. The back door allows access at the side of the house and there is open access to the laundry room at the rear. A generous sized rear utility room with further cabinet space and ample space for appliances.

Bedrooms and Bathroom

On the first floor are three bedrooms and a modern four piece family bathroom with bath, wash basin, low flush WC and corner shower enclosure.

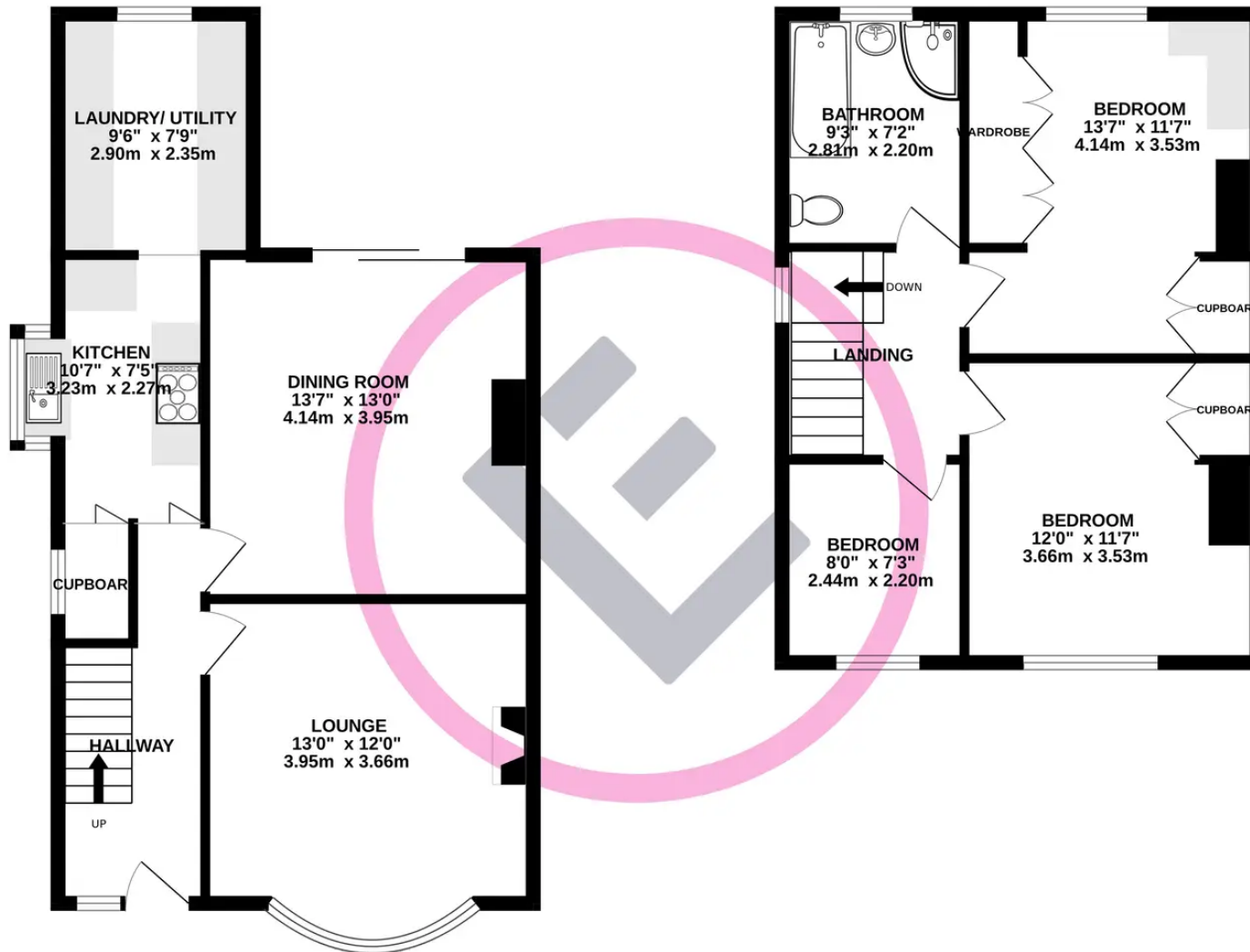
How to Bid

For more information and Auction Terms please visit the Lancastrian Estates Website followed by the 'Online auctions' tab. To view the legal pack you will need to register an account online. If you would like to bid, you will need to enter: Your ID details Payment details Solicitor details.



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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