

ACCOMMODATION IN DETAIL

onto Westgate and go over the bridge. Continue through the traffic lights, passing Focus DIY on your left and turn right by the William Mitchell Public House into Altham Road. Follow the road to the bottom and bear left around the corner as the road becomes Hampsfell Drive. Then take your second left into Selside Drive and this property is on your right hand side.

AGENTS NOTES

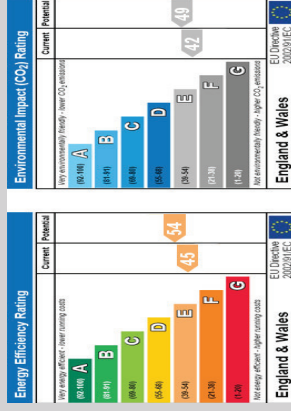
Whilst we endeavour to make our sales details accurate and reliable they are only a general guide and should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. Accordingly, if there is any point which is of particular importance to you, please contact the office. The seller does not know or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property.

We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your solicitor or licensed conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified.

Jessops Estate Agents have not tested any included equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition and commission service reports before finalising their offer to purchase.

Any intending purchasers should satisfy themselves as to the accuracy of all dimensions given and that heating, plumbing, electrical installations, equipment and appliances are in efficient working order and ensure services are connected and comply with the appropriate current regulations. Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore there may be some distortion with regards the readings. We do not guarantee the accuracy of the measurements.

EPC GRAPHS



Jessops

estate agents



11 SELSIDE DRIVE WESTGATE, MORECAMBE, LA4 4TX

Two bedroom semi-detached true bungalow situated in this cul-de-sac location off Hampsfell Drive. Within level walking distance of the nearby shopping precinct, sub post-office, St.Martins Church and public transport. The accommodation is fully uPVC double glazed, has electric storage heaters and briefly comprises: front entrance porch, hallway, lounge, modern breakfast kitchen with integrated oven, hob, fridge and freezer, conservatory, two double bedrooms and fully tiled bathroom/wc. Outside there is a lawned front garden, side driveway which provides off-road parking and leads to the garage and to the rear is a low maintenance fully enclosed garden with useful brick-built store. Ideally suited to semi-retired/retired buyers seeking a well presented bungalow in this popular location.

Price Guide – Offers Around £124,950

(Subject to Contract)

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ACCOMMODATION IN DETAIL

FRONT ENTRANCE

uPVC front door with inset patterned double glazed panel leading into:

PORCH

Brick built to half height with two uPVC double glazed windows with one top opener. Tiled floor. Cupboard housing the electric meter and fuse box. One power point. Internal timber door leading into:

LOUNGE (4.50m x 3.18m) (14'9" x 10'5")

uPVC double glazed window with two top openers to the front elevation. Fireplace with an electric fire. Electric storage heater. Television aerial point. Telephone point. Three wall light points. Six power points.



INNER HALLWAY

Ceiling light point. Halogen ceiling light. Loft hatch access.

BREAKFAST KITCHEN

(4.53m x 2.85m) (14'10" x 9'4")

uPVC double glazed window with top opener to the rear elevation. Comprehensive range of fitted base, drawer and wall units with oak effect fronts. Display cabinets with glass shelves and lighting. Complementary working surfaces with breakfast bar, inset one and a half bowl sink with mixer tap. Tiled in part to two walls. Integrated high level Stoves double electric oven with four ring electric hob, cooker hood and light above. Built-in fridge and freezer. Original floor to ceiling cupboard

housing the hot water cylinder tank and timer controls with airing shelving above. Ceiling fan and spot light with four halogen down lights. Eight power points. Internal uPVC double glazed back door leading into:

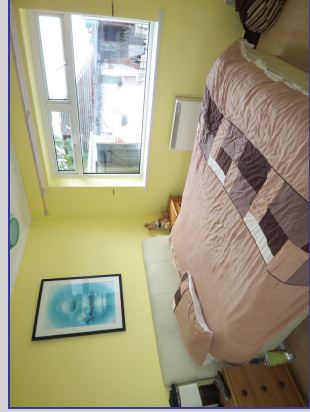


CONSERVATORY (2.84m x 2.62m) (9'4" x 8'8")

Brick built to a quarter height with uPVC double glazed windows and two openers, fitted vertical blinds. uPVC double glazed door leading out onto the rear garden. Cold water tap. Wall light with four halogen down lights. Six power points.

BEDROOM ONE (3.42m x 2.95m) (11'3" x 9'8")

uPVC double glazed window with two top openers to the rear elevation. Storage heater. Built-in wardrobes with mirror fronted sliding doors, internally providing hanging space, shelving and storage above. Coving. Ceiling light point. Laminate flooring. Four power points.



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BEDROOM TWO (3.31m x 2.63m) (10'10" x 8'8")

uPVC double glazed window with two top openers to the front elevation. Electric storage heater. Ceiling light point. Six power points.



BATHROOM (2.18m x 1.64m) (7'2" x 5'5")

uPVC patterned double glazed window with top opener to the side elevation, fitted venetian blind. Three piece suite comprising bath with electric shower above and bi-fold side shower screen, pedestal wash hand basin and low flush wc. Tiled to full height to all walls with a decorative border throughout. Duplex heated towel rail. Ceiling vent. Two halogen down lighters.



OUTSIDE THE PROPERTY

FRONT GARDEN

Mainly laid to lawn with flower borders. Dropped kerb off Selside Drive leading onto

the tarmac/drum driveway which provides off-road parking for a number of vehicles. Timber courtesy gate leading into:

REAR GARDEN

Brick built storage shed with timber door and window. Part laid to lawn with a raised decked area and flower borders. Brick built barbecue. Outside light. Two external power points. Enclosed by a combination of brick walls, timber fencing and concrete posts.



GARAGE (6.10m x 2.43m) (20'0" x 8'0")

Concrete sectional garage with metal up and over door. Fluorescent ceiling strip light. Security light.

TENURE

Freehold.

SERVICES

Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band B. Amount payable for the financial year 2010/2011 being £1,190.03. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

DIRECTIONS

From Jessops Estate Agents continue out of Torrisholme village towards Morecambe. At the roundabout take your second second exit