

ACCOMMODATION IN DETAIL



SUMMERHOUSE (2.70m x 2.80m) (8'10" x 9'2")

Timber framed summerhouse with additional storage to the side. Double timber doors with inset panes of glass. Timber framed single glazed windows to either side with openers. Fluorescent ceiling strip light. Twelve power points.

DETACHED GARAGE (7.31m x 3.78m) (24'0" x 12'5")

Large concrete sectional garage with metal up and over door. Metal courtesy door to the side elevation. uPVC double glazed window to the side elevation. Fuse box. Seven fluorescent ceiling strip lights. Four power points. Two outside security lights.

TENURE

Freehold

SERVICES

Mains water, mains gas, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band B. Amount payable for the financial year 2012/2013 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 towards Morecambe to the roundabout and take the first exit into Morecambe Road. Continue along this road for approximately 2 miles, then take the first exit at the second roundabout into Moss Road and continue along until the left turning to Overton into Lancaster Road. Continue for approximately 1 mile into the village itself and just pass the primary school turn left into Chapel Lane. Continue all the way to the end of Chapel Lane, turning left at the Church stone wall, then left again into St. Helens Road. Number 9 is at the head of the cul-de-sac on your left 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	57	60
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	55	59
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Jessops

estate agents



9 St. Helens Road Overton, LA3 3HY

Immaculate, extended three 3 bedroom semi-detached dormer bungalow situated in this sought-after cul-de-sac location. Overton itself is a rural village, approximately five miles from both Morecambe and Lancaster with one working farm, a Church of England Primary School, Convenience Shop, two Public Houses, sub-Post Office and a garden nursery.

The deceptive and spacious accommodation is fully uPVC double glazed and gas central heated, briefly comprising: side entrance, vestibule, hallway, lounge, extended dining room, superb modern fitted kitchen with built-in appliances, master bedroom, fabulous ground floor bathroom/wc, first floor landing, two further bedrooms and two-piece wc. Outside, the gardens carry the high specification of the property internally with a small low maintenance front garden, block paved side driveway providing off-road parking, detached garage and there is a fully enclosed attractive rear garden with summerhouse which has light and power, ideal as a 'hobby room' or a teenager's 'hangout/den'. Truly immaculate throughout, this property will suit a range of buyers seeking a versatile and competitively priced home in this popular village. Internal viewings will certainly not disappoint.

Price Guide – Offers Around £199,950

(Subject to Contract)

365 LANCASTER ROAD, TORRISHOLME, MORECAMBE, LA4 6LZ

TELEPHONE: 01524 423000 FACSIMILE: 01524 425051

www.jessopsestateagents.co.uk

ACCOMMODATION IN DETAIL

SIDE ENTRANCE

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

VESTIBULE

Cupboard housing the electric meter. Tiled floor. Ceiling light point. Solid timber framed inner door leading into:

HALLWAY

Double panel central heating radiator. British Gas timer central heating timer controls. Smoke detector. Laminate floor. Ceiling light point. Two power points. Staircase leading to the first floor.

LOUNGE (4.59m x 3.36m) (15'1" x 11'0")

uPVC double glazed window with two side openers to the front elevation, fitted venetian blinds. Further uPVC double glazed window to the side elevation, fitted venetian blinds. Double panel central heating radiator. Television aerial point. Telephone point. Laminate floor. Covings. Ceiling light point. Six power points.



EXTENDED DINING ROOM (6.63m x 3.00m average) (21'9" x 9'10")

uPVC double glazed window with side and top opener to the rear elevation, fitted venetian blinds. Double panel central heating radiator. Laminate flooring. Fifteen ceiling spot lights. Six power points. uPVC double glazed back door leading out onto the garden.



KITCHEN (3.90m maximum x 3.05m) (12'10" x 10'0")

uPVC double glazed window with top opener to the rear elevation, fitted venetian blinds. Further uPVC patterned double glazed window to the side elevation, fitted venetian blinds. Substantial modern fitted kitchen comprising a range of base, drawer and wall units with black high gloss fronts. Deep pan drawers. Complementary lighting under the base units. Complementary solid wood working surfaces in part to two walls with inset stainless steel single bowl sink with mixer tap. Part tiled to two walls with decorative border throughout. Built-in double electric oven with four ring induction hob, Neff aluminium cooker hood, extractor fan and light above. Integrated fridge, freezer and washing machine. Double panel central heating radiator. Tile effect laminate floor. Two ceiling light points with three halogen down lights. Six power points.



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BEDROOM ONE (3.89m maximum x 2.98m) (12'10" x 9'9")

uPVC double glazed window with two side openers to the front elevation, fitted venetian blinds. Double panel central heating radiator. Television aerial point. Oak effect laminate floor. Covings. Ceiling light point. Four power points.



GROUND FLOOR BATHROOM (3.32m maximum x 2.02m) (10'11" x 6'8")

uPVC patterned double glazed window with opener to the side elevation. Modern three piece suite in white comprising large bath with shower above, shower wand fitment and glass sliding shower screen, wall mounted wash hand basin with mirror and shelving above and wc. Marbrex panelling to all four walls and ceiling. Chrome vertical heated towel rail. Tiled floor. Seven ceiling spot lights.



FIRST FLOOR

LANDING

Large under eaves storage cupboard with coat hooks, shelving and light point. Laminate floor. Ceiling light point. One power point.

BEDROOM TWO (3.40m x 2.41m) (11'2" x 7'11")

uPVC double glazed window with two side openers to the front elevation, fitted vertical blinds. Double panel central heating radiator. Under eaves storage. Oak effect laminate floor. Ceiling light point. Four power points.



BEDROOM THREE/OFFICE (2.91m maximum x 2.25m) (9'6" x 7'5")

uPVC double glazed window with two side openers to the front elevation, fitted vertical blinds. Double panel central heating radiator. Under eaves storage. Ceiling light point. Two power points.

WC (2.02m x 1.96m) (6'8" x 6'5")

Timber framed Velux double glazed window to the rear elevation. Double panel central heating radiator. Two-piece coloured suite comprising pedestal wash hand basin with tiled splash back and wc. Under eaves storage. Tiled floor. Ceiling light point.

OUTSIDE THE PROPERTY

FRONT GARDEN

Indian stone flagged patio area with slate chipped borders. Private hedging and raised slate borders in part with timber fencing and concrete posts leading down the side of the property. Dropped kerb off St Helens Road leading onto the block paved driveway and provides access to the large detached garage and rear garden. External gas meter. Outside security light.

REAR GARDEN

Immaculate rear garden, mainly laid to lawn with two ornate ponds and flower borders. Raised Indian stone flagged patio area to the rear with an Indian stone flagged pathway, slate chippings and summerhouse. Central water feature and complementary lighting surrounding the garden. Enclosed on all sides by a combination of timber fencing and concrete posts.

