

ACCOMMODATION IN DETAIL

OUTSIDE THE PROPERTY

FRONT GARDEN

Mainly flagged with slate chipped borders. Timber courtesy gate and a brick wall to the front of the property. Further timber courtesy gate to the side. Off-road parking for two vehicles and leading to the single attached garage.

REAR GARDEN (19.16m x 8.50m average) (62'8" x 27'8")

Large fully enclosed rear garden. Surrounded on all sides by a combination of timber fencing and concrete posts. Raised decked area immediately from the living room. Steps down to a further decked area immediately from the back door. Stone chipped area and flagged stepping stones. Small rockery area. Complementary lighting. Outside cold water tap. Large concrete hard standing area with timber summer house with light and power. Timber courtesy gate providing access to the front of the property.



OUTHOUSE

Brick built outhouse with ceiling light point and two power points.

GARAGE (4.68m x 2.99m) (15'4" x 9'10")

Brick built garage with metal up and over door. Timber framed single glazed window with top opener to the side elevation. Two fluorescent ceiling strip lights. Six power points.

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 2011/2012 being £1,190.03. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

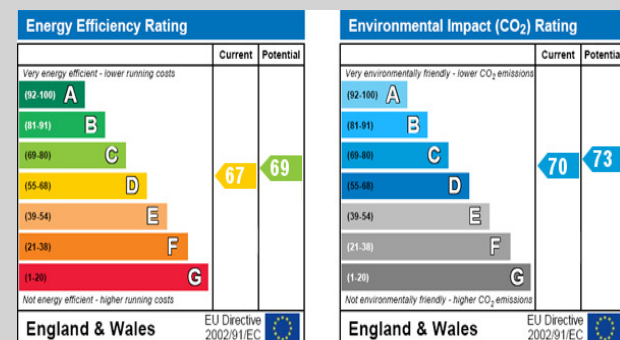
DIRECTIONS

From Jessops Estate Agents continue out of Torrisholme village towards Morecambe to the roundabout and take the second exit onto Westgate. Continue over the railway bridge, pass Lidl Store on your left and then turn left opposite the Fire Station into Westgate Avenue. Number 20 is the last house on the 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.

EPC GRAPHS



Jessops

estate agents



20 Westgate Avenue Westgate, Morecambe, LA3 3DP

Extended 3 / 4 bedroom semi-detached property on large corner plot, just off Westgate. Within easy reach of Westgate Primary School, new Lidl store, shopping precinct, sub post office and public transport which runs along Westgate. The property has a unique layout internally and is fully uPVC double glazed and gas central heated. Briefly comprises: front entrance, large porch, open plan farmhouse-style kitchen with built-in oven & hob, utility room, ground floor master bedroom, lounge with feature fireplace, extended dining/living room, first floor landing, three further bedrooms and bathroom/wc. Outside there are low maintenance gardens to the front and rear and driveway providing off-road parking for several vehicles or motor home and there is an attached garage. Well presented throughout, this property will appeal to a range of buyers seeking a ready-to-move into family home in this convenient location.

Price Guide – Offers Around £134,950

(Subject to Contract)

*** NO CHAIN ***

Initial asking price £139,950

365 LANCASTER ROAD, TORRISHOLME, MORECAMBE, LA4 6LZ

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ACCOMMODATION IN DETAIL

FRONT ENTRANCE

uPVC front door with inset patterned double glazed panel and patterned double glazed light window to the side leading into:

ENTRANCE PORCH (3.36m x 1.66m) (11'0" x 5'5")

uPVC double glazed windows with two top openers to the front elevation. uPVC patterned double glazed window to the side elevation. Tiled floor. Two wall light points. Two power points. uPVC inner front door with inset patterned double glazed panel and patterned double glazed side light window leading into:

OPEN PLAN KITCHEN

(5.31m x 2.39m average) (17'5" x 7'11")
uPVC double glazed window with side opener to the rear elevation. Range of base, drawer and wall units in white Farmhouse style with display cabinet and lighting underneath. Complementary marble working surfaces in part to three walls with inset circular stainless steel single bowl sink with separate matching drainer. Built-in electric oven with five ring gas hob. Part tiled to four walls. Double panel central heating radiator. Honeywell central heating thermostat. Ceiling light point with six spot lights. Further ceiling light point. Ten power points. Staircase leading to the first floor. Open access into:



UTILITY ROOM (2.07m x 1.16m) (6'10" x 3'10")

Plumbed for automatic washing machine. Working surface in part to one wall. Vaillant

combination boiler which fuels the central heating system and provides instant hot water. Coat hooks. Shelving. Two ceiling light points. Six power points. uPVC double glazed back door leading out onto the rear garden.

GROUND FLOOR BEDROOM (4.70m x 2.55m) (15'5" x 8'5")

uPVC double glazed window with two top openers to the front elevation, fitted vertical blinds. Double panel central heating radiator. Television aerial point. Four power points.



LOUNGE (5.70m x 3.34m into alcoves) (18'8" x 11'0")

uPVC double glazed window with three top openers to the front elevation, fitted vertical blinds. Open brick built fireplace and marble hearth. Two double panel central heating radiators. Ceiling light point. Ten power points.



ACCOMMODATION IN DETAIL

EXTENDED LIVING ROOM/DINING ROOM (3.62m x 3.15m) (11'11" x 10'4")

uPVC double glazed windows with five openers. Two double glazed Velux windows. Double panel central heating radiator. Wooden flooring. Ceiling light point. Twelve power points. uPVC double glazed patio doors leading out onto the rear decked area.



FIRST FLOOR

SPLIT LANDING

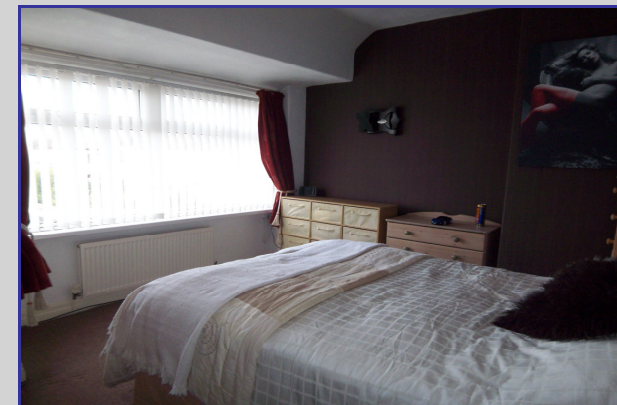
uPVC patterned double glazed window to the side elevation.

LANDING

Smoke detector. Ceiling light point. One power point. Loft hatch access.

BEDROOM TWO (3.67m x 3.30m) (12'1" x 10'10")

uPVC double glazed window with two top openers to the front elevation, fitted vertical blinds. Double panel central heating radiator. Telephone point. Ceiling light point. Four power points.



BEDROOM THREE (3.09m x 2.62m) (10'2" x 8'8")

uPVC double glazed window with two top openers to the rear elevation. Double panel central heating radiator. Open cupboard providing shelving and storage. Television aerial point. Ceiling light point. Two power points.



BEDROOM FOUR/STUDY (2.18m x 1.70m) (7'2" x 5'7")

uPVC double glazed window with top opener to the front elevation, fitted vertical blinds. Single panel central heating radiator. Shelving. Ceiling light point. Three power points.

BATHROOM (2.62m x 1.67m) (8'8" x 5'6")

uPVC patterned double glazed window with opener to the rear elevation. Single panel central heating radiator. Three-piece suite in white comprising corner bath with seat and Mira electric shower above, modern wash hand basin and low flush wc. Part tiled to two walls. Wood flooring. Four ceiling spot lights.

