

ACCOMMODATION IN DETAIL

BATHROOM (2.39m x 2.21m) (7'10" x 7'3")

Timber framed patterned double glazed window with opener to the front elevation, fitted roller blind. Four-piece suite in white comprising corner walk-in shower cubicle with wall mounted electric shower, twin grip bath, wash hand basin set into a vanity unit with storage below and wc. Tiled to full height to all walls with decorative border tile. Vertical heated towel rail. Tiled floor. Ceiling light point with pull cord.



OUTSIDE THE PROPERTY

FRONT GARDEN

Flagged area. Dropped kerb off Woodhill Avenue providing vehicular access onto the driveway which provides off-road parking. Outside light.

REAR GARDEN

Long back garden, laid over 3 levels. Elevated raised patio area immediately from the property with wrought iron spindles. Steps down to a lawn area with raised flower beds. Further flagged area. Steps down to a further lawn with greenhouse and timber garden shed. Further timber garden shed. Outside cold water tap. Enclosed by a combination of natural hedging, timber fencing and concrete panels.



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 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 proceed out of Torrisholme village towards Morecambe to the roundabout and take the second exit onto Westgate. Continue along Westgate for approximately 2 miles going over the two bridges and at the bottom of the bottom of the second bridge turn right into Buckingham Road. Then take your third right into Osborne Road and first right into Woodhill Avenue. Number 8 is on your right hand side with a 'For Sale' board on display.

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 not 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.

Jessops

estate agents



8 WOODHILL AVENUE MORECAMBE, LA4 4PF

Immaculately presented three bedroom semi detached house situated in this central location for town centre amenities, Morrisons Supermarket, Heysham High School and the railway station. The accommodation is majority uPVC double glazed, gas central heated and has cavity wall and loft insulation. Briefly comprises: front entrance, hallway, bay-fronted lounge with feature fireplace, separate dining room with patio doors into the conservatory, fabulous modern kitchen with solid wooden fronted units, integrated oven & hob, fridge, freezer and dishwasher, side porch with access to both the front and rear, first floor landing, three bedrooms (two with fitted furniture) and fully tiled four-piece bathroom. Outside there is a low maintenance front garden, driveway providing off-road parking and there is a superb large rear garden laid over 3 levels which include lawn and patio areas. This property will appeal to family buyers seeking a truly ready-to-move-into home in this popular and convenient location and internal viewings will certainly not disappoint.

Price Guide – Offers Around £147,500

(Subject to Contract)

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FRONT ENTRANCE

Timber framed front door with inset patterned leaded glazed panels, side and upper light windows leading into:

HALLWAY (3.36m maximum x 2.06m maximum) (11'0" x 6'9")

Main alarm panel with keypad. Double panel central heating radiator. Telephone point. Understairs storage area housing the wall mounted Potterton gas fired central heating boiler, gas meter and central heating timer controls. Laminate flooring. Ceiling light point. One power point. Staircase to the first floor.

LOUNGE (5.39m length x 3.59m into alcoves) (17'8" x 11'9")

uPVC double glazed bay window with patterned leaded top panes and openers to the front elevation. Feature fireplace with oak effect surround, marble back and hearth, inset coal effect living flame gas fire. Single panel central heating radiator. Television aerial point. Picture rail. Ceiling light point. Seven power points. Double timber framed internal doors leading into the dining room.



DINING ROOM (3.47m x 2.48m width) (11'5" x 8'2")

Double panel central heating radiator. Coving. Ceiling light point. Five power points. Metal

framed double glazed sliding patio doors leading into the conservatory.



CONSERVATORY (4.29m maximum x 2.76m maximum) (14'1" x 9'0")

Brick built to a quarter height with timber framed double glazed windows with three openers, fitted venetian blinds. Polycarbonate roof. Wall light point. Ceiling light point. Six power points. Timber framed double glazed double doors opening out onto the raised flagged patio area.



KITCHEN (3.88m x 2.16m) (12'9" x 7'1")

Internal timber framed double glazed window with two top openers leading into the conservatory, fitted roller blind. Range of base, drawer and wall units with solid oak door and drawer fronts, display unit and built-in wine rack. Complementary marble effect working surfaces with inset stainless steel one and a half bowl sink with mixer tap. Built-in Indesit double electric oven with four ring hob, aluminium cooker hood with extractor fan and light above. Integrated Diplomat dishwasher, fridge and freezer. Plumbed for automatic washing machine. Part tiled to three walls. Electric meter and fuse box (housed in one of the base units). Tiled floor. Five ceiling lights. Ten power points. uPVC door with inset patterned double glazed panel leading into the side porch.

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SIDE PORCH (1.82m x 1.60m) (6'0" x 5'3")

Timber framed double glazed window with patterned glazed top pane and opener to the side elevation. Timber framed door with two inset patterned double glazed panels leading to the front garden. Further timber framed door with inset patterned double glazed panel leading to the rear garden. Tiled floor. Wall light. Two power points.

FIRST FLOOR

SPLIT LANDING

Original timber framed patterned leaded single glazed picture window to the side elevation.

LANDING

Ceiling light point. Access into the insulated loft.

BEDROOM ONE (4.11m into bay x 3.30m) (13'6" x 10'10")

uPVC double glazed bay window with two openers to the front elevation, fitted window seat with storage. Fitted wardrobes to one wall, internally having hanging space and storage above. Centre two-drawer dressing table with mirror above. Single panel central heating radiator. Telephone point. Picture rail. Ceiling light point. Four power points.



BEDROOM TWO (Rear) (3.87m x 3.45m) (12'9" x 11'4")

uPVC double glazed window with opener to the rear elevation, fitted vertical blinds. Substantial range of fitted furniture to two walls including three double wardrobes with hanging space, dressing table area and overbed storage cupboard. Matching floor to ceiling cupboard housing the hot water cylinder tank with airing shelving. Single panel central heating radiator. Picture rail. Ceiling light point. Four power points.



BEDROOM THREE (2.86m x 2.22m) (9'4" x 7'4")

uPVC double glazed window with opener to the rear elevation, fitted vertical blinds. Single panel central heating radiator. Ceiling light point. One power point.

