

## ACCOMMODATION IN DETAIL

storage above. Ceiling light point with three spot lights. Four power points.

### **FAMILY BATHROOM (2.70m x 2.14m) (8'10" x 7'1")**

uPVC patterned double glazed window with opener to the rear elevation, fitted vertical blinds. Single panel central heating radiator. Three piece suite in white comprising bath with shower fitment, pedestal wash hand basin with mirror fronted bathroom cabinet above and low flush wc. Tiled to full height to all walls. Tiled floor. Two halogen ceiling down lights.

### **OUTSIDE THE PROPERTY**

#### **FRONT GARDEN**

Grass verge to the front of the property with flower borders and a flagged pathway leading to the front entrance.

#### **SIDE OF THE PROPERTY**

Dropped kerb off Greenfinch way leading onto the tarmac driveway providing off Road parking. Timber courtesy gate providing access into the rear garden.

#### **REAR GARDEN**

Fully enclosed rear garden, mainly laid to Indian stone flags with two decked areas. Tarmac area with timber garden shed. Outside security light. Complementary lighting. Outside cold water tap. Enclosed on all sides by timber fencing.



### **ATTACHED GARAGE (5.65m x 2.80m) (18'6" x 9'2")**

Concrete sectional garage with metal up and over door. Ceiling light point. Two power points. External gas and electric meters to the side of the property.

#### **TENURE**

Leasehold. There is an estate service charge of £87.94 payable every 6 months, plus £150.00 per annum payable to RMG. Further information to be obtained and verified by the seller's Solicitor.

#### **SERVICES**

Mains water, mains gas, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band D. Amount payable for the financial year 2011/2012 being £1,530.03. 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 to the roundabout next to McDonalds and take the second exit onto the bypass road. Continue along this road for approximately 4 miles, then take the third exit onto Middleton Road and continue along for approximately 100 yards, turning right onto Windermere Park. Follow the main entrance road into the development, pass the children's play area and continue straight ahead at the mini roundabout, then straight ahead at the next roundabout. Then turn first left into Greenfinch Way, follow the road around to the right 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.



# Jessops

estate agents



## **32 Greenfinch Way Meadows Reach, Heysham, LA3 2GR**

Executive, modern 4 bedroom detached house built by Miller Homes on Meadows Reach. The property is situated on a corner plot with a striking shape, within a ½ mile radius of historic Heysham village, Mossgate Primary School and the by-pass road to Lancaster. The property has a high quality specification throughout and has uPVC double glazed windows and gas central heating. Briefly comprises: front entrance, hallway, lounge, large kitchen diner with Italian slate flooring, built-in oven, hob, fridge and freezer, utility room with integrated washing machine/dryer, ground floor wc, further dining area/office, first floor landing, master bedroom with en-suite shower room/wc, second bedroom also with en-suite shower room/wc, two further bedrooms and family bathroom. Outside there is a grass verge fronting the property and there is a good size fully enclosed rear garden with Indian paved and decked areas. There is also a driveway providing off-road parking and attached garage access from the side of the property. Immaculately presented throughout, this is a large family home in a popular location and internal viewings will certainly not disappoint. The property is sold with approximately 8 years remaining on the NHBC Guarantee.

**Price Guide – £239,950**

(Subject to Contract)

**INITIAL ASKING PRICE £264,950**

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## ACCOMMODATION IN DETAIL

### FRONT ENTRANCE

Timber framed front door with inset patterned double panels, two side light windows, each with openers to the front elevation.

### HALLWAY (3.57m x 1.97m average) (11'9" x 6'6")

Single panel central heating radiator. Solid oak floor. Understairs storage cupboard with coat hooks. Two telephone points. Smoke detector. Original coving. Ceiling light point. Two power points. Staircase leading to the first floor.

### LOUNGE (6.30m x 3.45m) (20'8" x 11'4")

Three uPVC double glazed windows with openers to the front elevation. Double panel central heating radiator. Television aerial point. Telephone point. Solid oak floor. Two wall light points. Original coving. Two ceiling light points. Seven power points.



### KITCHEN DINER

Two uPVC double glazed windows with side openers to the rear elevation, fitted vertical blinds. Range of base, drawer and wall units with cream fronts, marble effect splashbacks. Complementary marble effect working surfaces in part to two walls with inset one and a half bowl stainless steel sink with mixer tap and drainer. Built-in Zanussi single electric oven with four ring gas hob, aluminum splashback, cooker hood, extractor fan and light above. Integrated fridge and freezer. Corner shelving and wine rack. Two single panel central heating radiators. Television aerial point. Telephone point. Large storage

cupboard housing the fuse box. Italian slate tiled floor. Original coving. Two ceiling light points, each with spot lights. Eleven power points. uPVC double glazed French doors leading out onto the rear garden, fitted vertical blinds.



### UTILITY ROOM (2.00m x 1.78m) (6'7" x 5'10")

Range of base and wall units with cream fronts. Complementary marble effect working surface in part with matching splashback and inset single bowl stainless steel sink with mixer tap and drainer. Integrated Electrolux washing machine/dryer. Potterton condensing central heating boiler (housed in one of the wall units). Single panel central heating radiator. Danfoss central heating timer controls. Italian slate floor. Original coving. Timber framed door with inset patterned double glazed panel leading out onto the side garden.

### GROUND FLOOR WC (1.59m x 1.54m) (5'3" x 5'1")

uPVC patterned double glazed window with opener to the side elevation. Two-piece suite in white comprising pedestal wash hand basin with tiled splashback and low flush wc. Single panel central heating radiator. Tiled floor. Original coving. Ceiling light point.

### DINING AREA/OFFICE (3.70m x 2.50m) (12'2" x 8'3")

uPVC double glazed window with side opener to the front elevation, fitted vertical blinds. Further uPVC double glazed window with opener to the

## ACCOMMODATION IN DETAIL

side elevation, fitted vertical blinds. Single panel central heating radiator. Solid oak floor. Original coving. Ceiling light point with three spot lights. Four power points.

### FIRST FLOOR

#### LANDING

Single panel central heating radiator. Cupboard housing the hot water cylinder tank. Ceiling light point. Two power points. Loft hatch access.

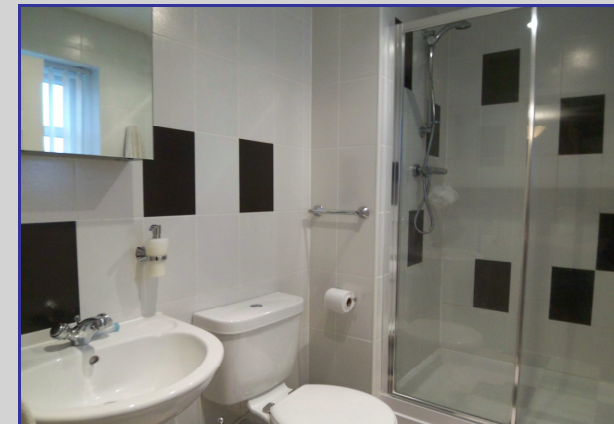
### MASTER BEDROOM (5.40m x 2.65m) (17'9" x 8'8")

uPVC double glazed window with opener to the side elevation, fitted vertical blinds. uPVC double glazed window with side opener to the rear elevation, fitted vertical blinds. Two single panel central heating radiators. Television aerial point. Telephone point. Ceiling light point. Eight power points.



### EN-SUITE SHOWER ROOM (1.56m x 1.43m) (5'1" x 4'8")

uPVC patterned double glazed window with opener to the rear elevation, fitted vertical blinds. Single panel central heating radiator. Three piece suite in white comprising large shower cubicle with shower above, pedestal wash hand basin with mirror fronted bathroom cabinet above and low flush wc. Tiled to full height to all walls. Electric shaver point. Tiled floor. Two halogen ceiling down lights.



### BEDROOM TWO (3.57m x 2.85m) (11'9" x 9'4")

uPVC double glazed window with side opener to the front elevation, fitted vertical blinds. Single panel central heating radiator. Television aerial point. Ceiling light point. Six power points.



### EN-SUITE SHOWER ROOM (1.86m x 1.72m) (6'1" x 5'8")

uPVC patterned double glazed window with opener to the rear elevation, fitted vertical blinds. Single panel central heating radiator. Three piece suite in white comprising corner shower cubicle with shower above, pedestal wash hand basin with mirror fronted bathroom cabinet above and low flush wc. Tiled to full height to all walls. Tiled floor. Two halogen ceiling down lights.



### BEDROOM THREE (4.38m x 2.45m) (14'4" x 8'1")

Two uPVC double glazed windows with side openers to the front elevation, fitted vertical blinds. Single panel central heating radiator. Built-in wardrobe providing hanging space and storage above. Telephone point. Television aerial point. Ceiling light point. Four power points.

### BEDROOM FOUR (4.38m x 2.45m) (14'4" x 8'1")

Two uPVC double glazed windows with side openers to the front elevation, fitted vertical blinds. Single panel central heating radiator. Built-in wardrobe providing hanging space and