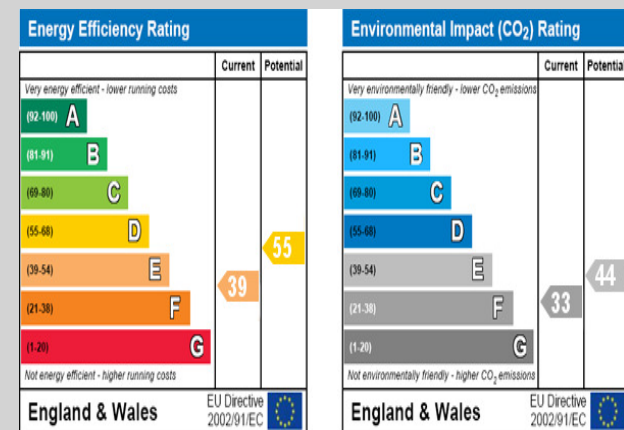


ACCOMMODATION IN DETAIL

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



64 Hampsfell Drive Westgate, Morecambe, LA4 4TU

Purpose built first floor flat situated within the popular development close to Westgate amenities and the cycle track. Within level walking distance of the new Lidl store, Globe Arena, shopping precinct, sub-post office and public transport which runs along Westgate. The accommodation is fully uPVC double glazed, has electric storage heaters, telephone intercom system and had a new roof fitted in 2011. Briefly comprises: front entrance, vestibule with stairs up to the first floor landing, inner hall, lounge with picture window, attractive modern fitted kitchen, two bedrooms and attractive fully tiled bathroom/wc. Outside the first floor flat owns the front garden and part of the rear garden where there is a metal store shed plus a drying area. Immaculately presented throughout, this property will appeal buyers seeking an affordable home in this increasingly popular area.

Internal viewing is highly recommended.

Price Guide – Offers Around £82,500

(Subject to Contract)

Price reduced from £84,950

365 LANCASTER ROAD, TORRISHOLME, MORECAMBE, LA4 6LZ

TELEPHONE: 01524 423000 FACSIMILE: 01524 425051

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ACCOMMODATION IN DETAIL

FRONT ENTRANCE

External intercom system. uPVC front door with inset patterned double glazed panels leading into:

VESTIBULE

Electricity meter and fuse box. Staircase to the first floor.

FIRST FLOOR

LANDING

Patterned uPVC double glazed window to the side elevation. Ceiling light point. Access into the loft. Patterned glazed inner door into:

HALLWAY

Telephone point entry intercom system. Cupboard housing the electric cylinder tank with airing shelving. Ceiling light point.

LOUNGE (4.78m x 3.54m) (15'8" x 11'7")

uPVC double glazed picture window with opener to the front elevation. Wooden fire surround with marble effect back and hearth with an electric coal effect fire. Creda electric storage heater. Telephone point. Television aerial cable point. Ceiling light point with decorative rose. Two power points. Door into bedroom two.



KITCHEN (3.77m length x 2.31m extending to 3.34m) (12'5" x 7'7" to 10'11")

uPVC double glazed window with opener to the front elevation. Range of base, drawer and wall units with light beech effect door

and drawer fronts. Complementary working surfaces with inset stainless steel single bowl sink with drainer and mixer tap. Ceramic tiling in part to two walls. Electric cooker point. Plumbed for automatic washing machine. Ceiling light point. Nine power points.



BEDROOM ONE (Rear) (3.68m x 2.95m) (12'1" x 9'8")

uPVC double glazed window with two openers to the rear elevation. Dimplex electric storage heater. Ceiling light point. Two power points.



BEDROOM TWO (Rear) (3.65m x 2.14m) (12'0" x 7'0")

uPVC double glazed window with two openers to the rear elevation. Dimplex electric storage heater. Ceiling light point. One power point.

ACCOMMODATION IN DETAIL



BATHROOM (2.73m x 1.64m) (8'11" x 5'4")

Patterned uPVC double glazed window with opener and extractor fan to the rear elevation. Three-piece suite in white comprising twin grip bath with MX Inspiration LXI electric overbath shower, wash hand basin and low flush wc. Ceramic tiled to full height to all walls. Dimplex electric towel rail. Ceiling light point.



OUTSIDE THE PROPERTY

The first floor flat owns the front garden which is laid to lawn with flower and shrub borders and concrete pathway leading to the front entrance. Metal tool store to the rear plus shared drying rights. Allocated parking space.

TENURE

Leasehold – residue of a 999 year Lease dated 1973. Detailed to be confirmed by the seller's Solicitor.

TENURE

Freehold.

SERVICES

Mains water, mains gas, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band A. Amount payable for the financial year 2011/2012 being £1,020.02. 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 the West End along Regent Road. Pass Regent Park and go over the railway bridge onto Westgate. Pass Westgate County Primary School and turn left into Altham Road before the William Mitchell Public House. Continue to the top of the road and bear left into Hampsfell Drive. Number 64 is then 200m ahead on the 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.