

ACCOMMODATION IN DETAIL

units with light beech effect fronts. Complementary working surfaces with inset stainless steel single bowl sink with drainer and mixer tap. Part tiled splashbacks to two walls. Electric cooker point with aluminium chimney cooker hood with extractor fan and light above. Ceiling light point. Seven power points.



SECOND FLOOR

LANDING

Original timber balustrade. Skylight window. Ceiling light point. Loft hatch access.

BEDROOM THREE (4.41m x 3.54m) (14'5" x 11'7")

uPVC double glazed window with opener to the front elevation. Timber framed Velux skylight window. Double panel central heating radiator. Floor to ceiling walk-in wardrobe with three power points. Ceiling light point. Four power points.



BEDROOM FOUR (3.71m x 2.63m) (12'2" x 8'8")

Part restricted head height. uPVC double glazed window with opener to the rear elevation. Double panel central heating radiator. Fitted double wardrobe. Ceiling light point. Three power points.

OUTSIDE THE PROPERTY

REAR YARD

Mainly paved with flower and shrub borders. Fully enclosed on all sides by brick built walls with a courtesy gate. Outside cold water tap. Outside security light.

TENURE

Freehold.

SERVICES

Mains water, mains gas, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band for the Ground Floor Flat – Band A. Separate Council Tax Band for the First Floor Flat (Flat 2) – 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 Torrisholme village along Lancaster Road to the main roundabout. Take the third exit, staying in the right hand lane, and then the second exit at the mini roundabout into Broadway. Proceed for approximately ½ mile over Broadway Bridge and turn right just before the promenade sea front into St. Christopher's Way. Continue to the end and turn right into St. Margarets Road. This property is 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.

Flat 2 -

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F	32	34
(1-20) G	7	10	(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Jessops

estate agents



**40 St. Margarets Road
Bare, Morecambe, LA4 6EF**

Large end terraced property in this popular location approximately 400 metres from Marine Road East and the promenade sea front.

Convenient for shops on Princes Crescent, Happy Mount Park, Morecambe Golf Club and schools. The property would easily convert back to a five bedroomed single dwelling, however it is currently split into two self contained flats, comprising of a one bedroom ground floor maisonette with two bedroom maisonette above. Outside there is a low maintenance yard area to the rear. Well presented and spacious throughout, this property will appeal to a range of buyers seeking a versatile home/investment in this sought after location.

Price Guide – Offers Around £149,950

(Subject to Contract)

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ACCOMMODATION IN DETAIL

GROUND FLOOR FLAT - Flat 1

Accessed from the rear of the property via uPVC double glazed French doors with light window above into:

DINING ROOM (3.66m x 3.56m into alcoves) (12'0" x 11'8")

Original black slate fireplace and mantle shelf with tiled back and hearth with original cast iron canopy. Double panel central heating radiator. Honeywell room thermostat. Storage cupboard housing the Ideal combination condensing boiler which fuels the central heating system and provides instant hot water with timer controls. Picture rail. Television aerial point. Telephone point. Original plaster coving. Wall light. Ten power points. Access into the kitchen. Open arch leading into:



LOUNGE (4.35m into bay x 3.48m) (14'3" x 11'5")

uPVC double glazed bay window with two openers to the front elevation. Feature fireplace with wooden surround, marble back and marble hearth. Double panel central heating radiator. Picture rail. Original plaster coving. Ceiling light point with decorative plaster rose. Six power points.



KITCHEN (2.93m x 2.45m) (9'7" x 8'1")

uPVC double glazed window with opener to the side elevation, fitted vertical blinds. Further uPVC double glazed window with opener to the side elevation, fitted vertical blinds. Range of base, drawer and wall units. Complementary solid wooden working surfaces with inset one and a half bowl stainless steel sink with mixer tap and drainer. Tiled splash backs in part to four walls. Plumbed for automatic washing machine. Ceiling light point. Six power points. Staircase down to the basement. Access into:



BATHROOM (2.44m x 1.86m) (8'0" x 6'1")

uPVC patterned double glazed window with opener to the rear elevation. Three piece colored suite comprising bath with Mira electric shower above and glazed shower screen, pedestal wash hand basin and low flush wc. Tiled to full height to the shower area. Double panel central heating radiator. Ceiling light point.



BASEMENT

BEDROOM ONE (4.41m x 3.80m average) (14'5" x 12'6")

uPVC double glazed window with full height fire escape opener. Double panel central

ACCOMMODATION IN DETAIL

heating radiator. Two double fitted wardrobes. Telephone point. Three wall light points. Six halogen down lights. Four power points.



WALK-IN WARDROBE/STORAGE CUPBOARD

Light point. Electric meter, gas meter and fuse box.

MAISONETTE (Flat 2)

FRONT ENTRANCE

Original timber framed door with inset patterned glazed paneling and light window above leading into:

VESTIBULE

Electric meter and fuse box. Original plaster coving. Original timber framed inner door with inset patterned glazed panel and light window above leading into:

HALLWAY

Original dado rail. Original feature plaster archway. Original plaster coving. Ceiling light point. Staircase leading to the first floor.

FIRST FLOOR

SPLIT LANDING

Loft hatch access.

WC

uPVC patterned double glazed window with opener to the side elevation. Low flush WC. Ceiling light point.

BATHROOM (2.47m x 2.01m) (8'2" x 6'7")

uPVC double glazed window with opener to the side elevation. Two-piece suite in white comprising bath and pedestal wash hand basin. Part tiled to two walls around the bath area. Electric heated towel rail. Floor to ceiling cupboard housing the hot water cylinder with airing shelving, also housing the Heatrae Sadia Amptec electric boiler and central heating programmer. Ceiling light point.



MAIN LANDING

Double panel central heating radiator. Digital central heating thermostat. Original dado rail. Ceiling light point.

BEDROOM ONE (4.38m x 4.38m into bay) (14'4" x 14'4")

Presently used as a lounge. uPVC double glazed bay window with two openers to the front elevation. Further uPVC double glazed window with opener to the front elevation. Original timber fire surround with tiled hearth. Telephone point. Original plaster coving. Two ceiling light points. Nine power points.

BEDROOM TWO (3.68m x 2.85m) (12'1" x 9'4")

Presently used as a kitchen. uPVC double glazed window with opener to the rear elevation. Double panel central heating radiator. Range of base, drawer and wall