

## ACCOMMODATION IN DETAIL

### 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 2012/2013 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 proceed out of Torisholme village towards Lancaster, continuing to the very end of Torrisholme Road (approx 1.5 miles). At the T-junction and traffic lights (opposite Skerton High School) turn left onto the A6 (Slyne Road). Then take your first right into Skerton and then next left before the garage. Turn left again, then first right into Alden Terrace, then first left Ashbourne Drive. This property is at the top of the road on your right hand side.

### AGENTS NOTES

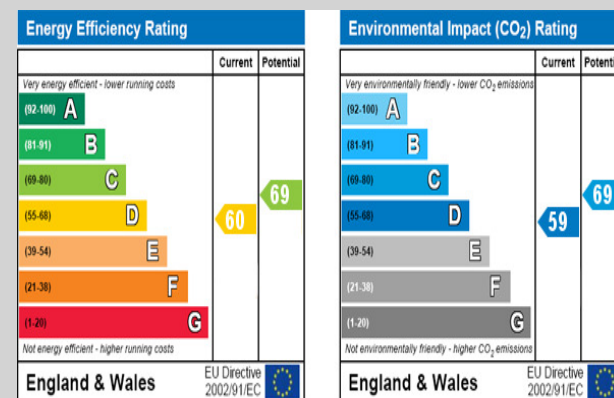
Whilst we endeavour to make our sales details accurate and reliable they are only a general guide and should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. Accordingly, if there is any point which is of particular importance to you, please 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.

### EPC GRAPHS



**32 Ashbourne Drive  
Skerton, Lancaster, LA1 2DW**

Modern 2 bedroom end town house situated on an elevated position in this convenient location, approximately ½ mile from Lancaster City Centre and close to local amenities and schools. The accommodation is laid over 4 levels and is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, lounge with feature fireplace, kitchen, first floor split landing, two bedrooms, further landing and modern fully-tiled bathroom/wc. Outside there is a low maintenance split level front garden, off-road parking and there is a good size rear garden with lawn and patio areas. Well presented throughout, this property we feel will appeal to first time buyers or the buy to let investor seeking an affordable property in this popular location.

**Price Guide – Offers Around £95,950**

(Subject to Contract)

**Initial asking price £99,950**

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 leading into:

### HALLWAY

Single panel central heating radiator. Ceiling light point with three spot lights.

### LOUNGE (4.76m x 3.97m) (15'7" x 13'1")

uPVC double glazed French doors leading out onto the rear garden, fitted vertical blinds. Feature fireplace with wooden surround, marble back and hearth with inset coal effect gas fire. Double panel central heating radiator. Television aerial point. Telephone point. Understairs storage cupboard with coat hooks, ceiling light point and one power point. Laminate floor. Two wall lights. Coving. Ceiling light point. Six power points.



### KITCHEN (2.85m x 1.97m) (9'4" x 6'6")

uPVC double glazed window with opener to the front elevation, fitted roller blind. Range of base, drawer and wall units. Complementary working surfaces in part to two walls with inset stainless steel sink. Part tiled to two walls. Gas cooker point. Plumbed for automatic washing machine. Single panel central heating radiator. Extractor fan. Tile effect laminate floor. Ceiling light point with four halogen spot lights. Five power points.



### FIRST FLOOR

### SPLIT LANDING

Ceiling light point. One power point.

### BEDROOM ONE (3.97m x 2.88m average width) (13'1" x 9'5")

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

## ACCOMMODATION IN DETAIL



### BEDROOM TWO (2.69m x 1.97m) (8'9" x 6'6")

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



### LANDING

uPVC double glazed window with opener to the front elevation, fitted roller blind. Full height storage cupboard housing the Worcester gas fired combination boiler with airing shelving. Ceiling light point. One power point. Loft hatch access.

### BATHROOM (2.83m x 1.99m) (9'3" x 6'6")

uPVC patterned double glazed window with opener to the front elevation. Three piece suite in white comprising twin grip bath with shower head above and glazed side shower screen, pedestal wash hand basin and low flush wc. Tiled to full height to all walls with a decorative

border throughout. Single panel central heating radiator. Extractor fan. Laminate flooring. Six halogen ceiling spot lights.



### OUTSIDE THE PROPERTY

### FRONT GARDEN

Split level with a flagged pathway providing pedestrian access to the front entrance. Small lawn and bark-chipped border. Steps leading down to a gravelled area. Dropped kerb off Ashbourne Drive leading onto the concrete driveway which provides off-road parking for one vehicle. Timber courtesy gate leading through to the rear garden. External gas and electricity meters to the side of the property.

### REAR GARDEN

Mainly laid to lawn with a bark chipped edging. Raised flagged area. Timber garden shed. Enclosed on two sides by timber fencing and brick walls. Timber courtesy gate to the rear.

