

ACCOMMODATION IN DETAIL



SINGLE DETACHED GARAGE (4.85m x 2.46m) (15'11" x 8'1")

Double timber doors. Two timber framed single glazed windows to the side elevation.

TENURE

Freehold.

SERVICES

Mains water, mains gas, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band C. Amount payable for the financial year 2014/2015 being £1,360.04. 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 to the junction with the sea front promenade. Continue past Morecambe Golf Club and into Marine Drive at Hest Bank. Pass the level crossing at Hest Bank sands. At the traffic lights junction at the by-pass road at Bolton-le-

Sands turn left onto Slyne Road. Pass Hawthorns Restaurant and take the next left. Follow the road and bear right, number 19 is on your right hand side.

AGENTS NOTES

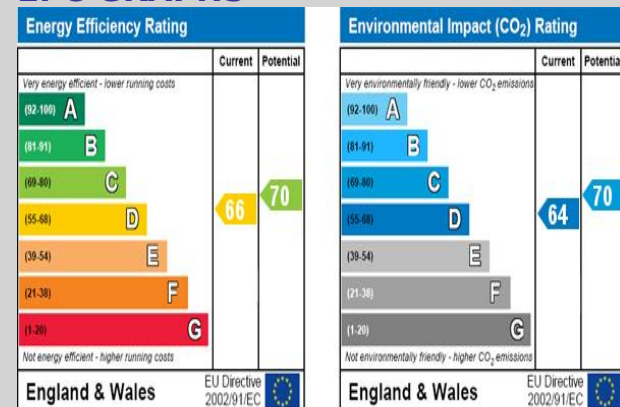
Whilst we endeavour to make our sales details accurate and reliable they are only a general guide and should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. Accordingly, if there is any point which is of particular importance to you, please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

EPC GRAPHS



Jessops

estate agents



'Ty Gwyn' 19 St. Michaels Lane Bolton-le-Sands, LA5 8LB

- **NO CHAIN** * Ideal home to work from, to retire to, or even to have as a second home. Low maintenance and economical to run, ideally placed for Morecambe Bay and the Lake District. "Ty Gwyn" (the White House) is an attractive 2 bedroom detached true bungalow located in this popular village of Bolton-e-Sands, within walking distance of the village centre, school, Lancaster canal and access along the A6 to market town of Carnforth and the M6 motorway junction 35. The accommodation is fully uPVC double glazed, gas central heated and benefits from cavity wall insulation. Briefly comprises: front entrance, vestibule, hallway, lounge, kitchen / diner, master bedroom, second double bedroom, study/office, and three piece bathroom/wc. There is also a large loft space which would convert into further living accommodation (subject to planning and building consent). Outside there is an easy to maintain front garden, driveway, providing off-road parking, single detached garage and there is a pleasant enclosed rear garden. Well presented, the property will appeal to a range of buyers who can move in straight away, but with the potential to personalise it at a later date, this is an excellent opportunity to purchase a good sized bungalow in a desirable location.

Price Guide – Offers Around £159,950

(Subject to Contract)

Reduced on 17/06/2015 from £169,950

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FRONT ENTRANCE

uPVC double glazed front door leading into:

VESTIBULE

Cupboard housing the electric meter and fuse box. Original timber framed inner door with inset patterned glazed panels leading into:

HALLWAY

Single panel central heating radiator. Central heating thermostat. Ceiling light point. One power point. Hatch access into the loft: part boarded and fully insulated with fluorescent ceiling strip light, also houses the Ferroli combination boiler which fuels the central heating system and provides instant hot water.

LOUNGE (3.62m x 3.61m) (11'11" x 11'10")

uPVC double glazed window with side opener to the front elevation, fitted vertical blinds. Tiled fireplace with wooden surround and inset coal effect living flame gas fire. Double panel central heating radiator. Television aerial point. Telephone point. Dado rail. Ceiling light point with decorative plaster rose. Six power points.



KITCHEN (4.54m x 2.68m) (14'11" x 8'9")

uPVC double glazed window with side opener to the rear elevation. Range of base, drawer and wall units with pine fronts. Display cabinets and corner shelving. Complementary working surfaces in part to two walls with inset single bowl stainless steel sink with drainer. Gas cooker point. Double panel central heating radiator. Central heating timer control. Original stripped floor. Original coving. Ceiling light point with three spot lights. Six power points.



BEDROOM ONE (4.08m x 3.20m) (13'5" x 10'6")

Currently used as a living room. uPVC double glazed window with side opener to the front elevation, fitted vertical blinds. Single panel central heating radiator. Television aerial point. Laminate floor. Ceiling light point. Four power points.



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STUDY/OFFICE (2.68m x 1.38m) (8'9" x 4'6")

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

BATHROOM (2.60m x 1.90m) (8'7" x 6'3")

uPVC patterned double glazed window with opener to the rear elevation. Three piece suite in white comprising bath with Mira shower above and glass shower screen, pedestal wash hand basin and WC. Half height wood panelling to three walls. Mirror fronted bathroom cabinet. Ceiling light point.



BEDROOM TWO (3.81m x 3.16m) (12'6" x 10'4")

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



OUTSIDE THE PROPERTY

FRONT GARDEN

Easy to maintain front garden, mainly flagged with golden gravel stone chippings and corner flower border with a brick wall to the front. Dropped kerb off St. Michaels Lane leading onto the flagged front garden which provides off road parking. Tarmac side driveway leading to the rear of the property with a timber courtesy gate. Timber courtesy gate to the other side of the property providing further access into the rear garden.

REAR GARDEN

Pleasant rear garden, mainly laid to lawn with golden gravel stone chippings to one side and stone chipped borders. Flower borders and natural hedged border. Fully enclosed and surrounded on all sides by a combination of brick walls and timber fencing.