

ACCOMMODATION IN DETAIL

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.



19 Mossgate Walk Windermere Park, Heysham, LA3 2JD

Modern three bedroom mid-town house built by Persimmon Homes. Situated within a ½ mile radius of historic Heysham Village, St Peters and Mossgate Primary Schools, Strawberry Gardens and the By-pass road to Lancaster. The accommodation is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, hallway, lounge, dining room with open arch leading into the kitchen and ground floor wc. First floor landing, master bedroom with en-suite shower room, two further bedrooms and modern three piece bathroom/wc. Outside there is a fully enclosed rear garden with access to allocated parking. Of interest we feel to first or second time buyers seeking a modern home on this popular development.

Sold with the residue of the NHBC 10 year guarantee.

Price Guide – Offers Around £124,950

(Subject to Contract)

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FRONT ENTRANCE

Upvc double glazed wood grain effect front door with inset patterned glazed panels leading into the:

HALLWAY

Single panel central heating radiator. Fuse box. Ceiling light point. Staircase leading to the first floor.

LOUNGE (4.42m maximum x 3.81m) (14'6" x 12'6")

Upvc double glazed window with two side openers to the front elevation. Single panel central heating radiator. Television aerial. Telephone point. Ceiling light point. Six power points.



DINING ROOM (3.58m maximum x 2.51m) (11'9" x 8'3")

Upvc double glazed French doors leading out into the rear garden. Double panel central heating radiator. Ceiling light point. Two power points. Open arch way leading into the:

KITCHEN (2.78m x 2.19m) (9'1" x 7'3")

Upvc double glazed window with side opener to the rear, fitted roller blind. Range of base, drawer and wall units with cream high gloss fronts and complementary wood effect working surfaces in part to three walls with matching splash backs. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Built-in Zanussi single electric oven with Zanussi four burner gas hob, aluminum splash back, cooker hood and extractor fan above. Plumbed for automatic washing machine. Cupboard housing the central heating boiler. Danfoss timer controls for the central heating system. Ceiling light point with three halogen spot lights. Seven power points.



GROUND FLOOR WC

Two piece suite in white comprising a pedestal wash hand basin with tiled splash back and low flush wc. Ceiling light point and extractor fan.

FIRST FLOOR

LANDING

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

MASTER BEDROOM (3.77m maximum x 3.74m) (12'5" x 12'4")

Upvc double glazed window with side opener to the front elevation. Single panel central heating radiator. Ceiling light point. Six power points.



EN-SUITE SHOWER ROOM

Upvc patterned double glazed window with opener to the front elevation. Single panel central heating radiator. Two piece suite in white comprising a shower cubicle with bi-fold glass shower screen and pedestal wash hand basin with tiled splash back. Full height tiled to the shower. Ceiling halogen spot light and extractor fan.

BEDROOM TWO (2.83m x 2.51m) (9'3" x 8'3")

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



BEDROOM THREE (2.37m x 1.92m) (7'10" x 6'4")

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

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BATHROOM (1.92m x 1.91m maximum) (6'4" x 6'3")

Three piece suite in white comprising a twin grip bath with shower fitment, pedestal wash hand basin with tiled splash back and low flush wc. Part tiled to the bath. Single panel central heating radiator. Two ceiling halogen spot lights and extractor fan.

OUTSIDE THE PROPERTY

FRONT GARDEN

Mainly laid to lawn with a flagged pathway leading to the front entrance. External gas and electric meters. Outside security light.

REAR GARDEN

Fully enclosed rear garden with a timber courtesy gate providing access to the rear car park where there is an allocated parking space and visitors parking space. Mainly laid to lawn with a flagged patio area and pathway. Surrounded on all sides by timber fencing.



TENURE

Freehold.

SERVICES

Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band B. Amount payable for the financial year 2012/2013 being £1,190.03. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.