

ACCOMMODATION IN DETAIL

Full height tiled to all four walls with a decorative border throughout. Chrome vertical heated towel rail. Tiled floor. Four ceiling halogen spot lights.



ANNEX

LOUNGE (3.26m x 2.56m) (10'8" x 8'5")

Double panel central heating radiator. Satellite TV point. Ceiling light point. Six power points. uPVC double glazed double French doors leading out onto the rear garden. Open access into:



KITCHEN (2.85m x 1.74m) (9'4" x 5'9")

uPVC double glazed window with opener to the front elevation. Range of base, drawer and wall units in white high gloss with complementary marble effect working surfaces in part to two walls. Inset single bowl stainless steel sink with mixer tap and drainer. Gas cooker point with aluminium extractor hood and light above. Ceiling light point. Four power points.

BEDROOM (4.94m maximum x 2.87m) (16'3" x 9'5")

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



EN-SUITE SHOWER ROOM (1.81m x 1.40m) (5'11" x 4'7")

Three-piece suite in white comprising a corner shower cubicle with shower above, pedestal wash hand basin and low flush wc. Full height tiled to all four walls. Tiled floor. Ceiling light point.

OUTSIDE THE PROPERTY

Large front garden, mainly laid to lawn with two decorative stone chipped features, natural shrub and flower borders. Dropped kerb off Berwick Way leading onto a large tarmac front driveway providing off road parking for two vehicles. External gas and electric meters.

REAR GARDEN

Good size and pleasant rear garden, mainly laid to lawn with two flagged patio areas and natural shrub and flower borders surrounding. Timber garden shed. Outside security light. Outside cold water tap. Fully enclosed on all sides by a combination of timber fencing and concrete posts.



TENURE

Freehold.

SERVICES

Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band E. Amount payable for the financial year 2013/2014 being £1,730.03. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

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.



23 Berwick Way Heysham, LA3 2UA

Superb, four bedroom modern detached house with additional one bedroom self-contained annexe. Located in a pleasant setting, within easy reach of St. Peters Primary School, Half Moon Bay and historic Heysham Village including St. Peters Church. The accommodation is fully uPVC double glazed, gas central heated and offers a high quality spec throughout. Briefly comprises: front entrance, hallway, lounge with feature fireplace, double internal doors into the dining room, spacious breakfast kitchen with built-in Belling cooker range, integrated fridge, freezer, dishwasher and washing machine, ground floor wc, first floor landing, master bedroom with large en-suite shower room/wc, three further bedrooms and fully tiled family bathroom/wc. The annexe (formerly the double garage) can be independently accessed from the rear of the property or the main hallway and comprises: rear lounge with patio doors onto the rear garden, kitchen, double bedroom and en-suite shower room/wc. Outside the property, there is a large lawned front garden, driveway providing off-road parking and good size pleasant rear garden, mainly laid to lawn with patio areas. In summary, a lovely family home with the added benefit of the annexe, ideal for dependent relative or teenager. Internal viewings will certainly not disappoint. NO CHAIN.

Price Guide – Offers Around £249,950

(Subject to Contract)

365 LANCASTER ROAD, TORRISHOLME, MORECAMBE, LA4 6LZ

TELEPHONE: 01524 423000 FACSIMILE: 01524 425051

www.jessopsestateagents.co.uk

FRONT ENTRANCE

Flagged paving frontage with external canopy over. uPVC double glazed front door with inset patterned leaded feature and patterned light window with opener to the side.

HALLWAY (3.66m maximum x 3.34m) (12'0" x 11'0")

Single panel central heating radiator. Telephone point. Ceiling light point. One power point. Staircase leading to the first floor.

LOUNGE (6.66m x 3.42m) (21'10" x 11'3")

uPVC double glazed full length box bay window with two top openers overlooking the garden. Further uPVC double glazed window with opener to the rear elevation. Feature fireplace with decorative surround and inset electric fire. Double panel central heating radiator. Television aerial and satellite point. Oak effect laminate floor. Coving. Two ceiling light points. Eight power points. Timber framed single glazed double doors with inset patterned glazed panels leading into:



DINING ROOM (3.40m x 2.86m) (11'2" x 9'4")

Single panel central heating radiator. Satellite TV point. Oak effect laminate floor. Coving. Ceiling light point. Two power points. uPVC double glazed sliding patio doors leading out onto the rear garden.



BREAKFAST KITCHEN (3.92m x 3.40m) (12'11" x 11'2")

uPVC double glazed window with two openers to the front elevation. Substantial range of base, drawer and wall units. Complementary display cabinet with lighting underneath the wall units.

Complementary marble effect working surfaces in part to three walls with additional breakfast bar. Built-in Belling Range cooker with eight ring gas hob and modern double extractor hood with fan and light above. Integrated appliances include a fridge/freezer, dishwasher and washing machine. Tiled splashbacks to all four walls. Double panel central heating radiator. Tiled floor. Coving. Ceiling light point with four halogen spot lights. Ten power points. uPVC double glazed back door leading out onto the side of the property and provides access into the rear garden.



GROUND FLOOR WC (1.70m average x 0.88m) (5'7" x 2'11")

uPVC patterned double glazed window with opener to the front elevation. Two-piece suite in white comprising wall mounted wash hand basin and low flush wc. Half height tiled to all four walls. Tiled floor. Two ceiling halogen spot lights.

FIRST FLOOR

LANDING (4.67m maximum x 1.92m) (15'4" x 6'4")

Floor to ceiling cupboard housing the Biasi combination boiler which fuels the central heating system and provides instant hot water. Single panel central heating radiator. Ceiling light point. One power point. Loft hatch access.

MASTER BEDROOM (4.49m x 3.40m) (14'9" x 11'2")

uPVC double glazed window with two openers to the rear elevation. Single panel central heating radiator. Television aerial point. Laminate floor. Ceiling light point. Five power points.

ACCOMMODATION IN DETAIL



EN-SUITE SHOWER ROOM (3.39m x 2.05m) (11'2" x 6'9")

uPVC patterned double glazed window with opener to the front elevation. Modern three piece suite in white comprising large corner shower cubicle with jet sprays, steam settings and radio with curved glass shower screen, dressing table style sink and low flush wc. Full height tiled to all four walls with a decorative border throughout. Chrome vertical heated towel rail. Tiled floor. Five ceiling halogen spot lights.



BEDROOM TWO (3.66m x 2.48m) (12'0" x 8'2")

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



BEDROOM THREE

(3.47m maximum x 2.91m) (11'5" x 9'6")

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



BEDROOM FOUR (3.09m x 2.90m) (10'2" x 9'6")

uPVC double glazed window opener to the front elevation with views over Heysham Cricket Club. Single panel central heating radiator. Built-in storage cupboard providing hanging space with shelving above. Television aerial point. Ceiling light point. Three power points.



FAMILY BATHROOM

(2.91m maximum x 2.04m) (9'6" x 6'9")

uPVC patterned double glazed window with opener to the front elevation. Modern three piece suite in white comprising Jacuzzi-style bath with central shower fitment and two further modern shower heads with glass shower screen to the side, pedestal wash hand basin and low flush wc.