

ACCOMMODATION IN DETAIL



OUTSIDE THE PROPERTY

FRONT GARDEN

Laid to tarmacadam and leading down the side of the property providing off-road parking.

REAR GARDEN

Initially laid to tarmacadam, the majority laid to stone chippings with a flagged patio area and paved pathway.



OUTSIDE STORAGE/UTILITY

Concrete sectional. Plumbed for automatic washing machine. Space for a tumble dryer. Light and power.

TENURE

Freehold.

SERVICES

Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band B. 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.

Jessops

estate agents



8 Thirlmere Drive Morecambe, LA4 4NP

Bay-fronted four bedroom semi-detached house in this popular location close to Morecambe town centre. Within an approximate half mile radius of Regent Park, sea front promenade and convenient for local schools. The accommodation is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, vestibule, hallway with understairs storage cupboard and staircase to the first floor, bay-fronted lounge with feature fireplace, separate dining room with French doors onto the rear garden, kitchen with built-in oven & hob and integrated fridge freezer, first floor landing with light window, master bedroom with fitted wardrobes, two further bedrooms, fully tiled bathroom/wc and second floor loft room/bedroom four. Outside there is a tarmacadam front garden/driveway providing off-road parking and there is a good size enclosed low maintenance rear garden. Of interest we feel to family buyers seeking a traditional semi' in this convenient location.

Price Guide – Offers Around £146,000

(Subject to Contract)

Initial asking price £149,950

365 LANCASTER ROAD, TORRISHOLME, MORECAMBE, LA4 6LZ

TELEPHONE: 01524 423000 FACSIMILE: 01524 425051

www.jessopsestateagents.co.uk

ACCOMMODATION IN DETAIL

FRONT ENTRANCE

uPVC front door with inset double glazed front door with inset patterned glass and matching light windows to either side and above leading into the:

VESTIBULE

Full height tiled. Timber framed double glazed inner front door with inset patterned glass and the original timber framed single glazed stained glass light windows to either side leading into the:

HALLWAY (3.89m x 1.90m) (12'10" x 6'3")

Double panel central heating radiator. Wall mounted room thermostat. Under stairs storage cupboard with two power points and houses the electric meter. Ceiling light point. Two power points. Staircase leading to the first floor.

LOUNGE (4.35m into bay x 3.60m into alcove) (14'3" x 11'10")

Upvc double glazed compass bay window with openers to the front elevation and stained glass top panes. Feature fireplace with wooden surround, marble back and hearth with inset coal effect living flame gas fire. Double panel central heating radiator. Television aerial and sky point. Telephone point. Ceiling light point. Six power points.



DINING ROOM (3.60m x 3.56m into alcove) (11'10" x 11'8")

Upvc double glazed French doors leading out onto the rear garden with matching upvc double glazed light window above. Feature fireplace with wooden surround, marble back and hearth and inset coal effect living flame gas fire. Double panel central heating radiator. Ceiling light point. Four power points.



KITCHEN (2.66m x 2.63m into bay) (8'8" x 8'8")

Upvc double glazed box bay window with two openers to the side elevation. Range of base, drawer and wall units with solid wooden fronts and complementary working surfaces in part to three walls. Inset single bowl stainless steel sink with mixer tap and drainer. Built-in diplomat double oven and grill with four ring electric hob with extractor hood above. Integrated fridge and freezer. Plumbed for a dishwasher. Half height tiled to all four walls. Double panel central heating radiator. Ceiling light point. Seven power points. Upvc double glazed back door with inset patterned glass leading onto the rear garden.



FIRST FLOOR

LANDING

Upvc patterned double glazed window to the side elevation. Ceiling light point.

BEDROOM ONE (4.59m into bay x 3.34m) (15'1" x 11'0")

Upvc double glazed compass bay window with openers to the front elevation and stained glass top panes. Double panel central heating radiator. Fitted wardrobes to one wall comprising hanging space and storage. Original picture rail. Ceiling light point. Four power points.



BEDROOM TWO (3.57m x 2.72m) (11'9" x 8'11")

Upvc double glazed window with openers to the rear elevation. Single panel central heating radiator. Floor to ceiling built-in wardrobe. Ceiling light point. Four power points.



BEDROOM THREE (3.10m x 2.22m) (10'2" x 7'4")

Upvc double glazed window with opener to the front elevation with stained glass top panes. Double panel central heating radiator. Ceiling light point. Two power points.



FAMILY BATHROOM (1.95m x 1.93m) (6'5" x 6'4")

Upvc patterned double glazed window with opener to the side elevation, fitted roller blind. Three piece suite in white comprising a twin grip bath with electric shower above and glazed shower screen, wash hand basin set into a vanity unit and low flush wc. Wall mounted combination central heating boiler which fuels the central heating system and provides instant hot water. Full height tiled to all four walls. Single panel central heating radiator. Ceiling light point.



SECOND FLOOR

Via a permanent staircase.

BEDROOM FOUR?/LOFT ROOM (5.60m x 4.65m) (18'4" x 15'3")

Part restricted head height. Upvc double glazed window with opener to the side elevation. Two ceiling light points. Four power points.

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