

ACCOMMODATION IN DETAIL

BEDROOM TWO (3.53m x 2.82m) (11'7" x 9'3")

Timber framed double glazed window with two openers to the rear elevation, fitted roller blind. Range of fitted wardrobes, two three-drawer bedside cabinets, headboard with reading lights and vanity dressing table with three-drawer chest to either side. Single panel central heating radiator. Television aerial point. Coving. Ceiling light point. Four power points.



FAMILY BATHROOM (2.40m x 1.90m) (7'11" x 6'3")

Timber framed patterned double glazed window with opener to the rear elevation. Three-piece suite in white comprising bath with wall mounted mains shower over, pedestal wash hand basin and low flush wc. Tiled to full height to the bath/shower area, half height to remaining walls. Tiled floor. Double panel central heating radiator. Floor to ceiling storage cupboard with shelving. Ceiling extractor fan. Coving. Ceiling light point.



FRONT GARDEN

Dropped kerb off Old Penny Gardens leading onto a block paved driveway leading to the integral garage. External gas and electricity meters.

REAR GARDEN

Flag paved patio immediately from the property, the remainder being laid to lawn with flower and shrub borders. External light and power point. Enclosed by timber fencing and brick walls.



INTEGRAL GARAGE (5.66m x 2.82m) (18'6" x 9'3")

Metal up and over door. Plumbed for automatic washing machine. Vented for dryer. Ceiling light point. Four power points.

SERVICES

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



11 Old Penny Gardens Torrisholme, Morecambe, LA4 6BT

Originally constructed by Jacksons Builders in 2002, this property is situated in a courtyard development of semi-detached and family homes off Michaelson Avenue at the centre of Torrisholme village. Within walking distance of the One-Stop shop, Torrisholme Square and Low Lane primary school. The property is fully double glazed, gas central heated and briefly comprises: front entrance, hallway with understairs storage and access to the integral garage, ground floor bedroom (three), shower room/wc, first floor landing, lounge with fully enclosed balcony off and further external balcony, kitchen with built-in appliances, second floor landing, master bedroom with fitted wardrobes and en-suite shower room, second double bedroom and family bathroom. Outside there is a block paved driveway to the front providing off-road parking and leading to the integral garage and there is a low maintenance enclosed rear garden. Of interest we feel to a range of buyers seeking a versatile home in a popular location.

Price Guide – Offers Around £164,950

(Subject to Contract)

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ACCOMMODATION IN DETAIL

FRONT ENTRANCE

Open canopy over with glass roof and outside light. Timber framed front door with inset patterned double glazed panel, matching side window with opener and fitted roller blind.

HALLWAY

Double panel central heating radiator. Wall mounted alarm keypad. Telephone point. Good size understairs storage cupboard with coat hooks and light point. Two halogen down lights. One power point. Access into the integral garage. Staircase to the first floor landing. uPVC back door with inset patterned double glazed panel leading onto the rear garden.

GROUND FLOOR BEDROOM THREE (4.05m x 2.87m maximum) (13'4" x 9'5")

Timber framed double glazed window with opener to the rear elevation. Double panel central heating radiator. Ceiling light point. Range of fitted cupboards and overbed storage. Television aerial point. Four power points.



SHOWER ROOM (3.05m x 0.85m) (10'0" x 2'10")

Three piece suite in white comprising walk-in shower enclosure with bi-fold screen, wall mounted wash hand basin with tiled splashback and low flush wc. Tiled full height to the shower area. Wall mounted extractor fan. Single panel central heating radiator. Coving. Ceiling light point. Tiled floor.



FIRST FLOOR

LANDING

Single panel central heating radiator. Two halogen down lights. One power point.

LOUNGE (4.85m maximum x 4.05m maximum) (15'11" x 13'4")

L-shaped. Timber framed double glazed window with opener to the front elevation, fitted roller blind. Aluminium framed sliding patio doors leading into the enclosed outside balcony. Feature fireplace with inset living flame coal effect gas fire sat on a marble hearth with marble back and surround. Double panel central heating radiator. Television aerial and Sky TV point. Coving. Two ceiling light points with fan fittings. Six power points.



ENCLOSED BALCONY (2.88m x 1.23m) (9'5" x 4'0")

Timber framed single glazed window to two sides. Single glazed roof. Wall light. Timber framed single glazed door giving access to:

EXTERNAL BALCONY

Wall mounted electric heater and external power point.

KITCHEN (3.00m x 2.76m) (9'10" x 9'0")

Timber framed double glazed window with two openers to the front elevation, fitted roller blind. Range of base, drawer and wall units with shaker-style light beech effect fronts. Complementary working surfaces to three walls with breakfast bar. Inset stainless steel sink with mixer tap and drainer. Integrated electric oven and grill with four ring gas hob, aluminium chimney hood above with extractor fan and light. Integrated fridge, freezer and dishwasher. Part tiled splashbacks. Single panel central heating radiator. Wall mounted Vaillant combination boiler. Ceiling light point. Eight power points.



SECOND FLOOR

LANDING

Single panel central heating radiator. Ceiling light point. One power point. Access into the insulated loft.

MASTER BEDROOM (3.84m x 3.50m maximum) (12'7" x 11'6")

Timber framed double glazed window with two openers to the front elevation, fitted roller blind. Range of fitted wardrobes with fitted three-drawer bedside cabinets and headboard with reading lights. Double panel central heating radiator. Over-stairs storage cupboard with shelving. Coving. Ceiling light point with fan fitting. Four power points. Access into:



EN-SUITE (1.90m x 1.32m) (6'3" x 4'4")

Timber framed patterned double glazed window with opener to the front elevation, fitted roller blind. Three-piece suite comprising corner shower enclosure with wall mounted electric shower, pedestal wash hand basin and low flush wc. Tiled full height to the shower area, half height to remaining walls. Tiled floor. Single panel central heating radiator. Ceiling extractor fan. Coving. Ceiling light point.

