

ACCOMMODATION IN DETAIL

BEDROOM THREE (3.60m x 2.98m maximum) (11'10" x 9'9")

uPVC double glazed window to rear elevation with opener, fitted vertical blinds and views across Morecambe bay and towards Arnside. Under-eaves storage cupboards. Double panel central heating radiator. Ceiling light point. Four power points.

OUTSIDE THE PROPERTY

Low maintenance front garden. Double gates leading onto a concrete driveway and to the covered car port to the rear providing off-road parking. External under-kitchen large storage areas.



VIEWS



AGENTS NOTES

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Jessops

estate agents



11 Lansdowne Grove Bare, Morecambe, LA4 6AW

*** NO CHAIN *** Large stone fronted end terrace property in a row of 3, with sea views. Located within easy reach of the sea front promenade, the parade of shops at Princes Crescent, local schools, and public transport. The property is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, vestibule, hallway, bay-fronted lounge with feature fireplace, separate dining room also with feature fireplace, kitchen with built-in oven & hob, first floor landing with box bay window over looking Morecambe Bay, master bedroom, walk-in wardrobe area, four-piece family bathroom, separate wc, second floor landing and two further double bedrooms. Outside, there is a low maintenance front garden and driveway plus covered car port to the rear. Of interest we feel to a broad range of buyers seeking a spacious home in this sought after location.

Price Guide – Offers Around £249,950

(Subject to Contract)

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ACCOMMODATION IN DETAIL

FRONT ENTRANCE

uPVC double glazed front door with inset patterned leaded glass leading into the:

VESTIBULE

Hardwood door with inset patterned glass leading into:

HALLWAY

uPVC double glazed light window. Feature coving. Ceiling light point. Staircase leading to the first floor.

LOUNGE (4.45m average x 3.82m average) (14'7" x 12'7")

uPVC double glazed compass bay window with opener to the front elevation, fitted venetian blinds. Feature timber framed single glazed window to side elevation, fitted venetian blind. Feature fireplace with wooden surround, marble back and hearth with coal effect living flame gas fire. Double panel central heating radiator. Telephone point. Television aerial and sky point. Picture rail. Feature coving. Two ceiling light points. Eight power points.



DINING ROOM (4.75m into bay x 3.56m) (15'7" x 11'8")

uPVC double glazed box bay window with opener to the front elevation, fitted venetian blind. Feature fireplace with feature log-burner effect gas fire inset sat on a stone half with a wooden surround. Double panel central heating radiator. Telephone point. Television aerial point. Ceiling light point. Six power points. Access into the basement storage area. Open arch leading into:

KITCHEN (4.46m x 3.01m) (14'7" x 9'10")

uPVC double glazed window with opener to the front elevation, fitted venetian blinds. Further uPVC double glazed window with

opener to the rear elevation, fitted venetian blinds. Double panel central heating radiator. Range of base, drawer and wall units with complementary working surfaces in part to four walls with central island breakfast bar. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Built-in double electric oven and grill with five burner gas hob. Tiled half height to all four walls. Plumbed for automatic washing machine. Feature coving. Ceiling light point. Ten power points. uPVC double glazed back door with inset patterned glass leading out on to the rear yard.



BASEMENT:

Two large rooms, ideal for office & storage. Single glazed light windows. Light and power points, plumbed for a washine machine. External access onto the side garden area.

FIRST FLOOR:

LANDING

uPVC double glazed box bay window to front elevation with views across Morecambe bay. Single panel central heating radiator. Wall mounted timer controls and thermostat for the central heating. Built-in storage cupboard. Ceiling light point. Two power points.

ACCOMMODATION IN DETAIL

BEDROOM ONE (3.66m maximum x 3.49m maximum) (12'0" x 11'5")

Three uPVC double glazed windows with openers to three elevations, fitted venetian blinds with fabulous sea views. Double panel central heating radiator. Built-in floor to ceiling storage cupboards. Picture rail. Ceiling light. Six power points.



WALK-IN WARDROBE (2.17m x 1.33m) (7'2" x 4'4")

Single panel central heating radiator. Hanging rails complete to two walls with storage shelving above. Ceiling light point.

FAMILY BATHROOM (3.78m x 2.23m) (12'5" x 7'4")

uPVC double glazed window with opener to the rear elevation, fitted venetian blinds. Four-piece suite comprising corner walk-in shower enclosure with wall mounted mains shower and corner spa bath with waterfall tap, wash hand basin and wc both set in to vanity base unit. Full height tiled to all walls. Mirror fronted display cabinet with lights above and double shaver point. Towel radiator. Marbrex ceiling. Four halogen down lighters.



SEPARATE WC (2.28m x 1.37m) (7'6" x 4'6")

uPVC patterned double glazed window with opener to front elevation, fitted venetian blind. Two-piece suite comprising wash hand basin and low flush wc sat into vanity base unit with complimentary working surface. Half height tiled to all walls. Chrome heated towel radiator. Wall mounted extractor fan. Marbrex ceiling with two halogen down lighters.

SECOND FLOOR:

LANDING

Skylight window. Telephone point. Ceiling light point. Two power points.

BEDROOM TWO (3.88m x 3.75m maximum) (12'9" x 12'4")

uPVC double glazed window to front elevation with two openers, fitted vertical blinds and views across Morecambe bay. Double panel central heating radiator. Under-eaves storage cupboard. Ceiling light point. Six power points.

