

ACCOMMODATION IN DETAIL

BEDROOM FOUR (4.23m x 2.80m) (13'11" x 9'2")

uPVC double glazed window with views over Morecambe Bay and the Lakeland Hills. Further uPVC double glazed window with opener to the side elevation. Double panel central heating radiator. Range of fitted wardrobes comprising double wardrobes with overbed storage cupboards, vanity unit with drawers and matching cabinets with made to measure bed. Telephone point. Ceiling light point. Four power points.

BEDROOM FIVE (4.55m x 2.67m maximum) (14'11" x 8'9")

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

EN-SUITE

WC and wash hand basin set into a vanity unit with tiled splash back and mirror with light and shaver socket above. Marbrex ceiling with two halogen down lights.

BEDROOM SIX (3.05m to fitted wardrobes x 2.83m) (10'0" x 9'3")

uPVC double glazed window with opener to the front elevation. Double panel central heating radiator. Floor to ceiling fitted wardrobes complete to one wall. Picture rail. Ceiling light point. Four power points.

FAMILY BATHROOM (2.93m x 2.25m) (9'7" x 7'5")

uPVC double glazed window with opener to the side elevation. Four-piece suite in white comprising twin grip bath, pedestal wash hand basin, low flush wc and bidet. Full height tiled to all four walls with decorative tiles throughout. Floor to ceiling airing cupboard with light point. Marbrex ceiling with light point and LED vanity mirror, shelving and shaver socket.

OUTSIDE THE PROPERTY

FRONT GARDEN

Large lawned front garden leading round to the rear garden. Dropped kerb leading onto a private driveway providing off-road parking for a number of vehicles and leading to the detached garage.

REAR GARDEN

Initially a stone paved patio area, the remainder being a substantial lawned garden with mature flower and shrub borders surrounding. Feature pond. Enclosed in part by timber fencing and hedging.



FRONT ELEVATION



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.

FLOORPLAN



Jessops

estate agents



3 Hatlex Hill Hest Bank, Lancaster, LA2 6ET

A rare opportunity to purchase this substantial 3 reception room, 6 bedroom detached house occupying a large plot on enviable elevated position with sea views in the highly sought after village location. Conveniently situated within walking distance of Hest Bank village, Lancaster canal and access along the A6 to the market town of Carnforth or to Lancaster City. The spacious and well appointed accommodation is fully uPVC double glazed, gas central heated and briefly comprises: front entrance porch with access to the study, hallway, ground floor wc, lounge with views over Lancaster canal to Morecambe Bay, dining room with French doors onto the rear garden, living room with feature fireplace, substantial kitchen with a range of built-in appliances, utility room, first floor landing, master bedroom with en-suite shower room/wc, bedroom two also with en-suite shower room/wc, two further double bedrooms (one with fitted furniture), fifth double bedroom with two-piece en-suite wc, sixth double bedroom with a range of fitted wardrobes and fully tiled four-piece bathroom. Outside, the property occupies a large plot with driveway providing off-road parking and leading to the detached garage and there is a large lawned rear garden with patio seating areas. In summary, this is a fabulous family home in a prestigious location and internal viewing is recommended to appreciate the size of accommodation and grounds on offer. **NO CHAIN**

Price Guide – Offers Around £574,950

(Subject to Contract)

365 LANCASTER ROAD, TORRISHOLME, MORECAMBE, LA4 6LZ

TELEPHONE: 01524 423000 FACSIMILE: 01524 425051

www.jessopsestateagents.co.uk

ACCOMMODATION IN DETAIL

FRONT ENTRANCE

Open canopy. Timber framed front door with inset single glazed panel leading into:

ENTRANCE PORCH (3.15m x 1.60m) (10'4" x 5'3")

uPVC double glazed window to the front elevation. Wall light. Ceiling light point. Two power points. Access into the study.

STUDY (4.20m x 1.98m) (13'10" x 6'6")

uPVC double glazed window to the front elevation. Further uPVC double glazed window with opener to the side elevation with views over Lancaster Canal to Morecambe Bay and the Lakeland Hills. Single panel central heating radiator. Telephone point. Ceiling light point. Four power points.

HALLWAY

One double and one single panel central heating radiator. Two floor to ceiling storage cupboards. Floor to ceiling walk-in cloak room with storage shelving and coat hooks. Telephone point. Three ceiling light points. Staircase leading to the first floor. uPVC double glazed back door with full height glazed panel leading out onto the rear garden.

GROUND FLOOR WC (1.75m x 1.00m) (5'9" x 3'4")

uPVC double glazed window to the front elevation. Two-piece suite comprising wash hand basin set into a vanity base unit and low flush wc. Tiled to full height to all walls. Single panel central heating radiator. Ceiling light point.

LOUNGE (7.20m x 4.18m) (23'8" x 13'9")

uPVC double glazed window to the side elevation views over Lancaster Canal to Morecambe Bay and the Lakeland Hills. Further uPVC double glazed window with opener to the rear elevation. Wall mounted coal effect living flame gas fire. Two double panel central heating radiators. Telephone point. Television aerial point. Two wall lights. Coving. Two ceiling light points. Ten power points.



DINING ROOM (3.85m x 3.20m) (12'8" x 10'6")

Two uPVC double glazed windows, both with openers to the side elevation. Double panel

central heating radiator. Ceiling light point. Four power points. uPVC double glazed French doors leading out onto the rear garden with matching full height windows to either side. Timber framed single glazed French doors leading into:



SECOND LIVING ROOM (5.19m x 3.33m) (17'1" x 10'11")

uPVC double glazed window with opener to the front elevation. Feature fireplace with wooden surround, open fire and grate with tiled back and hearth. Double panel central heating radiator. Feature picture rail. Telephone point. Television aerial point. Two wall lights. Two ceiling light points. Eight power points.



KITCHEN (4.00m x 3.76m) (13'2" x 12'4")

uPVC double glazed window with opener to the rear elevation and open views over the garden. Extensive range of base, drawer and wall units with complementary working surfaces in part to three walls and tiled splash backs. Inset one and a half bowl stainless steel sink with mixer tap and drainer. Built-in double electric oven and grill with integrated convection microwave and six ring gas hob burner with aluminium chimney hood with fan and light above. Integrated appliances include a fridge, freezer and dishwasher. Built-in larder cupboard providing storage shelving. Half height chrome radiator. Ten halogen down lighters. Twelve power points.

ACCOMMODATION IN DETAIL



UTILITY ROOM (2.73m x 1.40m) (8'11" x 4'7")

uPVC double glazed window to the front elevation. Inset stainless steel sink with drainer with base unit below. Plumbed for automatic washing machine. Space for a tall, fridge freezer. Wall mounted Vaillant combination condensing boiler. Wall mounted digital timer controls. Ceiling light point. Four power points.

FIRST FLOOR

LANDING

Single panel central heating radiator. Two ceiling light points. One power point. Double loft hatch access with pull down ladder.

MASTER BEDROOM (6.10m maximum x 4.74m maximum) (20'0" x 15'7")

Two uPVC double glazed windows, both with openers to the side elevation with open aspect views across the hills. Further uPVC double glazed window with opener to the rear elevation. Double panel central heating radiator. Television aerial point. Three ceiling light points. Four power points.



EN-SUITE SHOWER ROOM (2.40m x 1.30m) (7'11" x 4'3")

uPVC patterned double glazed window with opener to the rear elevation. Three-piece suite

comprising double walk-in shower enclosure with monsoon-style shower above, wash hand basin set into a vanity unit with mirror and shaver socket above and low flush wc. Full height tiled to three walls. Half height chrome radiator. Marbrex ceiling with extractor fan and three halogen down lights.



BEDROOM TWO (3.78m maximum x 3.51m maximum) (12'5" x 11'6")

uPVC double glazed window with opener to the rear elevation with views over the gardens and hills. Double panel central heating radiator. Two wall lights. Ceiling light point. Four power points. Access into:

EN-SUITE (2.80m x 1.22m) (9'2" x 4'0")

Three piece suite comprising double walk-in shower enclosure, pedestal wash hand basin set into a vanity base unit with mirror, light and shaver socket above and low flush wc. Half height chrome heated towel radiator. Full height tiled to all four walls with a decorative mosaic feature. Marbrex ceiling with three halogen down lighters and extractor fan.



BEDROOM THREE (4.23m x 3.68m) (13'11" x 12'1")

uPVC double glazed window with opener to the rear elevation. Further uPVC double glazed window with opener to the side elevation with views over Lancaster Canal, Morecambe Bay and the Lakeland Hills. Double panel central heating radiator. Range of built-in fitted furniture in part to two walls comprising five floor to ceiling double wardrobes and matching drawers. Television aerial point. Three ceiling light points. Four power points.