

## ACCOMMODATION IN DETAIL



### LANDING

Floor to ceiling storage cupboard with hanging rail and loft access. Ceiling light point.

### LOUNGE (4.35m x 3.42m into alcoves) (14'3" x 11'3")

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

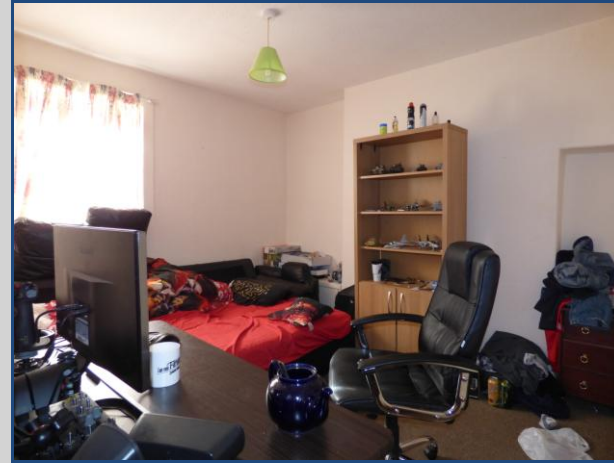
### BEDROOM ONE (3.69m x 3.07m maximum) (12'2" x 10'1")

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



### BEDROOM TWO (3.24m x 2.11m) (10'8" x 6'11")

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



### TENURE

Freehold.

### 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



**68 Albert Road  
Morecambe, LA4 4HY**

Large, three storey mid terraced house currently split into 3 self contained flats. Convenient location, close to local shopping amenities, schools and the sea front promenade. The property is fully uPVC double glazed and gas central heated and briefly comprises of: ground floor flat with lounge, kitchen, one bedroom and bathroom, first floor flat with lounge, kitchen, two bedrooms and bathroom and second floor flat with lounge, kitchen diner, two bedrooms and bathroom. All flats are currently let and therefore this is an ideal investment opportunity.

**Price Guide – Offers Around £139,950**

(Subject to Contract)

365 LANCASTER ROAD, TORRISHOLME, MORECAMBE, LA4 6LZ

TELEPHONE: 01524 423000 FACSIMILE: 01524 425051

[www.jessopsestateagents.co.uk](http://www.jessopsestateagents.co.uk)



## ACCOMMODATION IN DETAIL

### FRONT ENTRANCE

Timber framed front door leading into the communal hallway. Ceiling light point.

### FLAT 4, GROUND FLOOR

#### PRIVATE ENTRANCE

Timber framed front door leading into the:

#### INNER HALLWAY (4.18m x 0.77m) (13'9" x 2'7")

Single panel central heating radiator. Wall mounted fuse box. Ceiling light point. Two power points.

#### LOUNGE (4.90m into bay x 3.94m into alcove) (16'1" x 13'0")

Upvc double glazed bay window with two top openers to the front elevation. Double panel central heating radiator. Built in cupboard to one of the alcoves housing the gas meter. Television aerial point. Ceiling light point. Four power points.

#### KITCHEN (2.45m x 2.36m) (8'1" x 7'9")

Upvc double glazed window with top opener to the rear elevation. Double panel central heating radiator. Double wall unit with base and drawer units with working surfaces in part to two walls with tiled splash back. Inset stainless steel sink with drainer. Ceiling light point. Six power points.

#### BEDROOM (5.30m x 2.30m) (17'5" x 7'7")

Upvc double glazed window with opener to the side elevation. Single panel central heating radiator. Floor to ceiling storage cupboard housing the Vaillant combination boiler. Ceiling light point. Two power points.

#### BATHROOM

Three piece suite comprising a bath with shower over, pedestal wash hand basin and low flush wc. Single panel central heating radiator. Ceiling light point.

### FLAT 5 – FIRST FLOOR

Timber framed hardwood front door leading into the:

#### HALLWAY

Single panel central heating radiator. Wall mounted fuse box. Cloak hooks. Fire alarm. Ceiling light point. Two power points.

#### LOUNGE (5.29m x 3.31m) (17'5" x 10'10")

Upvc double glazed window with opener to the rear elevation. Further upvc double glazed window with top opener to the side elevation. Double panel central heating radiator. Floor to ceiling storage cupboard housing the central heating radiator. Television aerial point. Ceiling light point. Six power points.



#### KITCHEN (2.51m x 2.44m) (8'3" x 8'1")

Upvc double glazed window with opener to the rear elevation. Range of base, drawer and wall units with working surfaces in part to two walls. Inset single bowl stainless steel sink. Gas cooker point. Double panel central heating radiator. Plumbed for automatic washing machine. Telephone point. Fluorescent ceiling strip light. Six power points.

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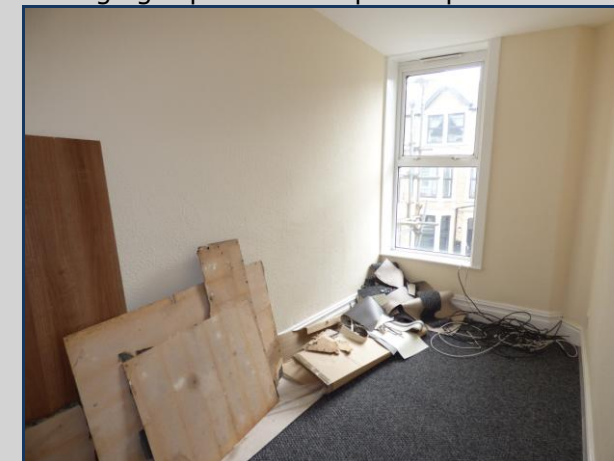
#### BEDROOM ONE (4.93m into bay x 3.31m into alcoves) (16'2" x 10'10")

Upvc double glazed bay window with top opener to the front elevation. Double panel central heating radiator. Ceiling light point. Six power points.



#### BEDROOM TWO (3.98m x 1.85m) (13'1" x 6'1")

Upvc double glazed window with opener to the front elevation. Single panel central heating radiator. Television aerial point. Ceiling light point. Four power points.



#### BATHROOM (2.10m x 1.53m) (6'11" x 5'0")

Three piece suite in white comprising a twin grip bath with shower above, wash hand basin with tiled splash backs and low flush wc. Single panel central heating radiator. Ceiling light point and extractor.



### FLAT 6 – SECOND FLOOR

Private front entrance with staircase leading to top of the first floor landing.

#### SPLIT LANDING

Double panel central heating radiator. Ceiling light point. Two power points.

#### BATHROOM (2.52m x 2.37m) (8'4" x 7'10")

Upvc patterned double glazed window with opener to the side elevation. Three piece suite in white comprising a bath with shower fitment, ¾ height tiled and glass shower screen, wash hand basin with tiled splash back and low flush wc. Single panel central heating radiator. Ceiling light point.

#### KITCHEN DINER (3.46m x 2.74m) (11'4" x 9'0")

Upvc double glazed window with top opener to the rear elevation. Base, drawer and wall units with working surfaces in part to two walls. Inset single bowl stainless steel sink. Gas cooker point. Plumbed for automatic washing machine. Wall mounted Ferolli central heating radiator. Double panel central heating radiator. Ceiling light point. Six power points.