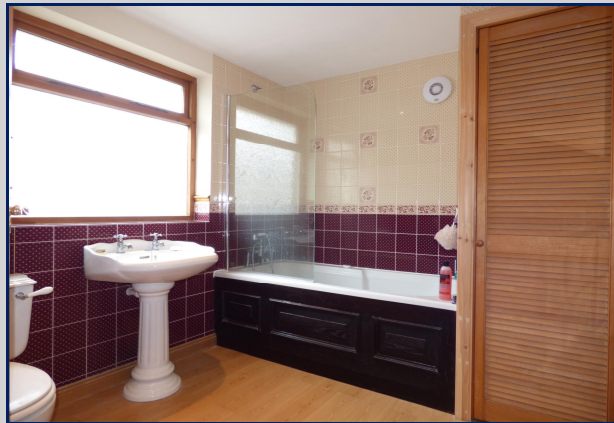


## ACCOMMODATION IN DETAIL



### BATHROOM (2.65m x 2.32m) (8'8" x 7'8")

Timber framed patterned double glazed window with opener to the side elevation. Three piece suite in white comprising bath with mixer tap and wall mounted shower wand over with glazed side shower screen, pedestal wash hand basin and low flush wc. Tiled to full height to the bath/shower area, half height to remaining walls. Double panel central heating radiator. Floor to ceiling storage cupboard with airing shelving. Wall mounted extractor fan. Three halogen down lights.



### OUTSIDE THE PROPERTY

#### FRONT GARDEN

Mainly laid to lawn with mature flower and shrub borders. Dropped kerb and double wrought iron gates off Low Lane leading onto a driveway providing off-road parking for several vehicles.

Initially a stone paved patio area with stone chipped pathway, the remainder being laid to lawn with timber fencing and natural hedging surrounding.



### DETACHED GARAGE

Light and power (separate fuse supply). Pitched tiled roof. Metal up and over door.

### 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



## 21 Low Lane Torrisholme, Morecambe, LA4 6PN

Traditional bay-fronted three bedroom semi-detached house situated within easy walking distance of Torrisholme village amenities, Low Lane & Greatwood Primary Schools and Bare Lane railway station. The property is majority double glazed, gas central heated from a combination condensing boiler and briefly comprises: front entrance, hallway, bay-fronted lounge with feature fireplace, separate dining room with patio doors onto the rear garden, kitchen with integrated oven & hob, utility room, first floor landing with light window, three bedrooms and bathroom/wc. Outside there is a lawned front garden, side driveway providing off-road parking, rear garden with lawn and patio areas and detached garage. Of interest we feel to family buyers seeking a traditional semi' in this sought after and convenient location. Internal viewing recommended.

**Price Guide – Offers Around £179,950**

(Subject to Contract)

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## ACCOMMODATION IN DETAIL

### FRONT ENTRANCE

Stone built open canopy. Timber framed double glazed front door with inset patterned leaded panel, matching side and upper light windows leading into:

### HALLWAY

Double panel central heating radiator. Wall mounted Honeywell central heating thermostat. Telephone point. Ceiling light point. Three power points. Understairs storage cupboard housing the gas and electricity meters and the Vaillant EcoTech Pro28 combination condensing boiler. Staircase leading to the first floor landing.

### LOUNGE (4.21m into bay x 3.47m into alcove) (13'10" x 11'5")

Timber framed double glazed compass bay window with two openers to the front elevation, fitted vertical blinds. Feature fireplace with inset coal effect gas fire sat on a granite hearth with tiled back and wooden surround. Double panel central heating radiator. Decorative coving with decorative plaster ceiling rose. Ceiling light point. Six power points.



### DINING ROOM (3.70m x 3.43m into alcove) (12" x 11'3")

Timber framed double glazed sliding patio doors leading out onto the rear garden. Feature fireplace with inset coal effect gas fire with tiled back and wooden surround. Double panel central heating radiator. Television aerial point. Decorative plaster coving. Ceiling light point. Four power points.

### KITCHEN (3.77m x 2.78m) (12'5" x 9'1")

Timber framed double glazed window with three openers to the side elevation, fitted vertical blinds. Range of base, drawer and wall units. Complementary working surfaces with tiled splashbacks, inset stainless steel sink with drainer and mixer tap. Integrated electric oven and grill with four ring electric hob, pull out extractor hood over. Plumbed for dishwasher. Double panel central heating radiator. Ceiling light point. Ten power points. Timber framed back door with inset patterned single glazed panels leading to outside.



## ACCOMMODATION IN DETAIL



### UTILITY ROOM (2.22m x 1.48m) (7'4" x 4'10")

Timber framed single glazed window with opener to the rear elevation. Complementary working surface to one wall with double base unit. Plumbed for automatic washing machine. Space for tumble dryer. Ceiling light point. Two power points.

### FIRST FLOOR

### LANDING

Timber framed patterned double glazed window with opener to the side elevation. Ceiling light point. Loft hatch access.

### BEDROOM ONE (4.57m into bay x 3.26m into alcove) (15'0" x 10'8")

Timber framed double glazed compass bay window with two openers to the front elevation, fitted vertical blinds. Double panel central heating radiator. Television aerial point. Ceiling light point. Four power points.



### BEDROOM TWO (3.70m x 3.26m into alcove) (12'2" x 10'8")

Timber framed double glazed window with two openers to the rear elevation, fitted vertical blinds. Double panel central heating radiator. Television aerial point. Ceiling light point. Four power points.



### BEDROOM THREE (2.42m x 2.32m) (8'0" x 7'8")

Timber framed double glazed window with opener to the front elevation, fitted vertical blinds. Double panel central heating radiator. Television aerial point. Ceiling light point. Three power points.