

## ACCOMMODATION IN DETAIL



### BATHROOM (2.57m x 2.37m) (8'6" x 7'10")

uPVC patterned double glazed window with opener to the rear elevation. Four-piece suite in white comprising free standing modern roll-top bath, walk-in shower cubicle with Mira power shower and halogen down lighting, wash hand basin set and low flush wc. Ceramic tiled to full height to the shower cubicle, in part to remaining walls. Vanity unit. Stainless steel heated towel rail. Karndean flooring. Three halogen down lights with pull cord.



### LOFT SPACE

Fully boarded with light and power. Two Velux skylight windows.

### OUTSIDE THE PROPERTY

#### FRONT GARDEN

Laid to flag paving with a decorative stone chipped centre, the remainder being laid to mature flower and shrub borders. Dropped kerb and double wrought iron gates off Cleveleys Avenue leading onto the driveway providing off-road parking and leading to the attached garage.

#### REAR GARDEN

Mainly laid to stone paving with an astro-turf centre and mature raised flower and shrub borders surrounding. Enclosed by timber fencing with concrete posts.



### INTEGRAL GARAGE

Up and over door. Timber framed single glazed window to the side elevation. Plumbed for automatic washing machine. Light and power.

#### AGENTS NOTES

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# Jessops

estate agents



## 94 Cleveleys Avenue Scale Hall, Lancaster, LA1 5HN

Extended semi-detached house in this convenient location between Morecambe and Lancaster. Within easy reach of Morecambe college, Asda, Grosvenor Park primary school and Sunnyclyffe retail park with Wickes and Matalan. The accommodation is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, vestibule, hallway, ground floor wc, open plan lounge through dining room with French doors into the fabulous open plan day room/breakfast kitchen with integrated dishwasher, first floor landing, three bedrooms, fabulous four-piece bathroom/wc with walk-in shower and loft room (ideal for storage). Outside there is a low maintenance front garden, driveway providing off-road parking and leading to the integral garage and there is a pleasant enclosed rear garden with lawn and patio areas. Of interest we feel to family buyers seeking a quality semi-detached home in Scale Hall – the whole property is tastefully decorated with Solid oak and Karndean flooring to a number of ground floor rooms. Internal viewing highly recommended.

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

(Subject to Contract)

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### FRONT ENTRANCE

uPVC front door with inset patterned double glazed panel, matching side and upper light windows leading into:

### VESTIBULE

Solid oak flooring. Ceiling light point. Timber framed inner door with inset patterned double glazed panels and matching side light windows leading into:

### HALLWAY (4.14m x 1.85m maximum width) (13'7" x 6'1")

Double panel central heating radiator. Wall mounted Honeywell digital thermostat controls. Dado rail. Solid oak flooring. Understairs storage cupboard. Coving. Ceiling light point. Staircase leading to the first floor.

### GROUND FLOOR WC

Two-piece suite in white comprising low flush wc and wash hand basin with splashback tiling. Cupboard housing the electricity meter and fuse box. Cold water stop tap. Solid oak flooring. Ceiling light point.

### LOUNGE / DINER (8.23m into bay x 3.38m) (27'0" x 11'0")

uPVC double glazed box bay window with two openers to the front elevation, fitted vertical blinds. Wall mounted electric fire. Two double panel central heating radiators. Hard wired for Virgin Media. Solid oak flooring. Three halogen down lights. Two ceiling light points. Four power points. Timber framed double glazed French doors with matching full height side light window leading into the day room.



### OPEN PLAN BREAKFAST KITCHEN / DAY ROOM (7.15m maximum x 5.77m maximum) (23'4" x 18'9")

L-shaped. uPVC double glazed window with opener to the side elevation, fitted roller blind. uPVC double glazed window with two openers to the rear elevation. uPVC double glazed French doors leading out onto the rear garden. Two velux skylight windows. Range of base, drawer and wall units with medium oak effect fronts and stainless steel handles, lighting underneath the wall units. Complementary working surfaces with centre island with matching unit below and breakfast bar. Inset Carron Phoenix composite double bowl sink with mixer taps. Bi-fold display cabinet with frosted glass and halogen down lights. Gas cooker point. Neff dishwasher. Two double panel central heating radiators. Wall mounted electric fire. Karndean flooring to the kitchen area. Ceiling light point plus three halogen down lights. Twelve power points. uPVC double glazed side door leading to outside. Access into the integral garage.



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### FIRST FLOOR

### LANDING

Ceiling light point. Loft hatch access with wooden pull ladder.

### BEDROOM ONE (4.63m into bay x 3.32m into alcove) (15'1" x 10'8")

uPVC double glazed box bay window with two openers to the front elevation, fitted vertical blinds. Double panel central heating radiator. Light and power.



### BEDROOM TWO (3.78m x 3.31m) (12'4" x 10'8")

uPVC double glazed window with opener to the rear elevation, fitted vertical blinds. Double panel central heating radiator. Decorative coving. Ceiling light point. Three halogen down lights.



### BEDROOM THREE (2.34m x 1.97m) (7'6" x 6'4")

uPVC double glazed window with opener to the front elevation, fitted vertical blinds. Double panel central heating radiator. Ceiling light point. Power points.