

ACCOMMODATION IN DETAIL



OUTSIDE THE PROPERTY

FRONT GARDEN

Low maintenance front garden with a crazy paved and raised stone area. Wrought iron gate leading through to the rear garden. Two electric outside lights.

BACK GARDEN

External wall light. Mainly laid to lawn with pathways and concrete patio area. Enclosed by timber fencing.



SERVICES

Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band A. 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



**147 Barley Cop Lane
Lancaster, LA1 2PL**

Spacious three bedroom semi-detached house in this popular location, convenient for local amenities, schools and public transport. The property is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, hallway, lounge with access into the rear conservatory, kitchen with built-in oven & hob, first floor landing with light window, three bedrooms and bathroom/wc. Outside there is a low maintenance front garden and good size enclosed rear garden – mainly laid to lawn. Of interest we feel to family buyers seeking a property in this popular location.

Price Guide – Offers Around £119,950

(Subject to Contract)

Initial asking price £124,950

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FRONT ENTRANCE

uPVC double glazed door leading into:

HALLWAY

Wall mounted thermostat. Smoke alarm. Single panel central heating radiator. Telephone point. Light and power.

LOUNGE (3.01m x 6.57m) (9'10" x 21'7")

uPVC double glazed window with two top openers to front elevation with fitted vertical blinds. Single panel central heating radiator. Feature fireplace with inset coal effect gas fire with tiled hearth and timber surround. Light and power. Sliding door fitted with vertical blinds allowing access to:



CONSERVATORY (2.98m x 3.01m) (9'9" x 10'2")

uPVC double glazed windows to three walls with three openers, patterned glass to one side elevation, fitted venetian blinds throughout. Double panel central heating radiator. Wall light. Power. uPVC double glazed door leading onto the rear garden.



KITCHEN (3.26m x 3.43m) (10'8" x 11'3")

uPVC double glazed window with two openers to rear elevation. Range of base, drawer and wall units. Working surfaces in part to three walls with tiled splashbacks. Integrated electric cooker, grill and four ring gas hob. Stainless steel sink with drainer and mixer tap. Plumbed for automatic washing machine. Space for tumble dryer. Floor to ceiling walk-in cupboard with shelving. Light and power. Access into rear entrance vestibule. uPVC double glazed door with inset pattern glass leading onto the rear garden.



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BEDROOM TWO (3.21m x 3.06m) (10'6" x 10'0")

uPVC double glazed window with two top openers to front elevation, fitted venetian blinds. Built in wardrobe/cupboard space with a range of shelving and rails. Single panel central heating radiator. Light and power.



FIRST FLOOR

LANDING

uPVC double glazed window with opener to side elevation, fitted vertical blinds. Built in cupboard with a range of shelving. Smoke detector. Ceiling light point. Access into the loft.

BEDROOM ONE (4.47m maximum x 3.24m) (14'8" x 10'8")

uPVC double glazed window with two top openers to rear elevation, fitted venetian blinds. Single panel central heating radiator. Built in wardrobe/cupboard housing the Ideal combination condensing boiler with a range of shelving and a rail. Light and power.



BEDROOM THREE

(2.24m maximum x 2.47m) (7'5" x 8'2")

uPVC double glazed window with opener to front elevation, fitted venetian blinds. Single panel central heating radiator. Built in cupboard with a range of shelving. Light and power.



SHOWER ROOM (2.48m x 2.08m) (8'2" x 6'10")

uPVC patterned double glazed window with opener to side elevation, fitted roller blind. Single panel central heating radiator. Three piece suite comprising low flush wc, pedestal hand wash basin and bath with bi-fold shower screen. Tiled in part. Ceiling light point.