

## ACCOMMODATION IN DETAIL

### BEDROOM FIVE (4.42m x 2.41m maximum) (14'6" x 7'11")

uPVC double glazed window with opener to front elevation. Single panel central heating radiator. Aerial point. One power point. Ceiling light point.

### BEDROOM SIX (4.24m x 2.59m) (14'0" x 8'7")

uPVC double glazed window with opener to rear elevation. Single panel central heating radiator. Two power points. Ceiling light point.



### BEDROOM SEVEN (2.80m x 2.36m) (9'2" x 7'9")

Presently used as a kitchenette. uPVC double glazed window with opener to rear elevation. Working surfaces in part to one wall with tiled splash backs to the sink. Stainless steel one basin sink. Electric hot tap. Range of hooks. Shelving. Wired for electric oven. Storage unit with a range of shelving. Three power points. Ceiling light point.



### SHOWER ROOM (2.32m maximum x 1.89m maximum) (7'8" x 6'3")

uPVC double glazed pattern glass window with opener to side elevation. Three piece suite comprising low flush wc, wall mounted hand wash basin and walk in cubical shower enclosure. Tiled full height. Single panel central heating radiator. Ceiling light point.



### OUTSIDE THE PROPERTY

#### FRONT YARD

Enclosed by a stone wall. Laid to concrete with a small soil patch. uPVC box with plastic light roof to allow light to basement window.

#### REAR YARD

Completely block paved. Wrought iron gates to the rear giving access to the alley way. Timber fence panelling and timber fence posts to one wall, as well as a stone built wall to one wall. Wall mounted light.



#### 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 Clarendon Road Morecambe, LA3 1QZ

Substantial three storey middle terraced house offering a seven bedroom, one shower room and one bathroom accommodation. Situated in the West End of Morecambe within level walking distance of local shopping amenities, Regent Park, local schools and the seafront promenade. The property is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, vestibule, hallway, bay-fronted lounge, dining room, kitchen with access down to the basement cellar comprising of three rooms, rear hallway, first floor split landing with access to bedroom three, bathroom and separate wc, main landing, two further bedrooms, second floor split landing with access to shower room and four further bedrooms (one presently used as a kitchenette). Outside there is a good size enclosed rear yard with gates off the communal alleyway. Of interest we feel to a broad range of buyers seeking a large and versatile home in this popular and convenient location.

**Price Guide – £99,950**

(Subject to Contract)

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## ACCOMMODATION IN DETAIL

### FRONT ENTRANCE

uPVC double glazed pattern glass door with top light uPVC double glazed pattern glass window leading into:

### VESTIBULE

Wall mounted light point. Timber framed single glazed pattern glass door with top light single glazed pattern glass window leading into:

### ENTRANCE HALLWAY

Smash glass fire alarm. Fuse box. Hard wired smoke detector. Range of hooks. Ceiling light point.

### LOUNGE (5.12m into bay window x 3.40m) (16'10" x 11'2")

uPVC double glazed bay window with two openers to front elevation. Double panel central heating radiator. Marble hearth, back and timber surround electric fire place. Four power points. Ceiling light point. Timber framed single glazed double doors with side light windows to either side leading into:



### DINING ROOM (4.37m x 2.86m) (14'4" x 9'4")

uPVC double glazed window with opener to rear elevation into inner hallway. Single panel central heating radiator. Wall mounted thermostat. Two power points. Two wall mounted lights. Ceiling light point.



### KITCHEN (4.77m x 2.78m) (15'8" x 9'1")

uPVC double glazed window with opener and fitted roller blind to rear elevation. Further uPVC double glazed window with opener and fitted roller blind to side elevation into inner hallway. Working surfaces in part to three walls with a range of base, drawer and cupboard units and tiled splash backs to one wall. One basin stainless steel sink with drainer. Built in ceramic hand wash basin. Plumbed for gas oven. Plumbed for dish washer. Space for tall fridge freezer. British gas combination condensing boiler. Telephone point. Nine power points. Ceiling light point. Two additional cupboards having pattern glass panelling. Access into basement. uPVC double glazed pattern glass door leading into:



### BASEMENT

Access through single glazed pattern glass door. Wall mounted telephone. Telephone point. Two power points. Wall mounted light.

### STORAGE ROOM ONE (4.27m x 3.72m) (14'1" x 12'3")

uPVC double glazed window with opener to rear elevation. Single panel central heating radiator. Wall mounted hand wash basin. Under stair storage. Access through to:

### STORAGE ROOM TWO (4.60m x 2.73m) (15'1" x 8'11")

uPVC double glazed pattern glass window to rear elevation. Double panel central heating radiator. Range of shelving. Smash glass fire alarm. Power. Ceiling light point.

## ACCOMMODATION IN DETAIL

### STORAGE ROOM THREE (4.96m maximum x 3.07m) (16'3" x 10'1")

uPVC double glazed window with opener to front elevation. Cupboard storage space with a range of shelving. Power.

### REAR HALLWAY

uPVC double glazed pattern glass windows with two openers to one wall. Plumbed for automatic washing machine. Space for tumble drier. Cupboard unit with more storage. Power. Two wall mounted lights. uPVC double glazed pattern glass door giving access to the rear garden.

### FIRST FLOOR LANDING

Single panel central heating radiator. Smash glass fire alarm. Three ceiling light points.

### BEDROOM ONE (5.05m into bay window x 4.59m into alcove) (16'7" x 15'1")

uPVC double glazed bay window with two openers to front elevation. Further uPVC double glazed window with opener to front elevation. Double panel central heating radiator. Further single panel central heating radiator. Hand wash basin in vanity unit. Range of shelving. Aerial point. Telephone point. Four power points. Ceiling light point.



### BEDROOM TWO (4.38m x 2.86m) (14'4" x 9'4")

uPVC double glazed window with opener to rear elevation. Pedestal hand wash basin. Double panel central heating radiator. Range of hooks. Two power points. Ceiling light point.



### SEPARATE WC (1.77m x 0.83m) (5'10" x 2'9")

uPVC double glazed pattern glass window with opener to side elevation. Tiled full height to all walls. Low flush wc. Ceiling light point.

### BATHROOM (3.65m x 2.89m) (12'0" x 9'6")

uPVC double glazed pattern glass window with opener to side elevation. Two piece suite comprising low flush wc and bath with wall mounted electric shower. Tiled full height to all walls. Wall mounted corner cupboard unit. Wall mounted electric heater. Ceiling light point. BEDROOM THREE (2.81m x 2.34m) (9'2" x 7'9") uPVC double glazed window with opener to rear elevation. Single panel central heating radiator. Hand wash basin in vanity unit with mixer tap. Stainless steel towel rail. Built in cupboard allowing storage. Two power points. Ceiling light point.



### SECOND FLOOR LANDING

Single panel central heating radiator. Separate fuse box. Smash glass fire alarm. Access into loft space. Ceiling light point.

### BEDROOM FOUR (3.55m x 2.09m) (11'8" x 6'11")

uPVC double glazed window with opener to front elevation. Single panel central heating radiator. Aerial point. One power point. Ceiling light point. Part restricted head height.

