

ACCOMMODATION IN DETAIL

BEDROOM TWO (3.72m x 4.05m) (12'3" x 13'4")

uPVC double glazed window to rear elevation with opener, fitted vertical blinds. Double panel central heating radiator. Two power points. Ceiling light. Wall mounted gas heater.



BEDROOM THREE (3.83m x 3.75m) (12'7" x 12'4")

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



BEDROOM FOUR (3.78m x 2.95m into alcove) (12'5" x 9'8")

uPVC double glazed window to rear elevation with opener, fitted vertical blinds. Double panel central heating radiator. Two power points. Ceiling light.

OUTSIDE THE PROPERTY

REAR YARD

Mainly laid to stone paving with a raised decked seating area. Fully enclosed by timber fencing and stone walls. Timber courtesy gate with access to rear alley.

TENURE

Freehold.

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



16 George Street Morecambe, LA4 5SU

Deceptive, 4 double bedroom mid terraced house located off James Street, opposite York Bridge Surgery. Within a half mile radius of Morecambe Bay and Lancaster Road Primary Schools, Morecambe town centre and the cycle track. The accommodation is fully uPVC double glazed, gas central heated and briefly comprises: front entrance, hallway with staircase to the first floor, dining room with open archway into the lounge, kitchen, first floor split landing, 2-piece bathroom, separate wc, main landing and four double bedrooms. Outside there is a low maintenance enclosed rear yard. Of interest we feel to a range of buyers seeking a terraced property in a central location. **NO CHAIN**

Price Guide – Offers Around £109,950

(Subject to Contract)

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ACCOMMODATION IN DETAIL

FRONT ENTRANCE

uPVC front door with uPVC double glazed light window above with inset glass. Leading into:

ENTRANCE HALLWAY

Double panel central heating radiator. Wall mounted digital thermostat. One power point. Ceiling Light. Staircase leading to first floor landing.

DINING ROOM (4.02m into alcove x 3.74m) (13'3" x 12'3")

uPVC double glazed window to rear elevation with opener, fitted vertical blinds. Feature fireplace with inset living flame coal effect gas fire, sat on a marble hearth with marble back and fitted timber surround. Double panel central heating radiator. Further single panel central heating radiator. Four power points. Telephone point. Two wall lights. Ceiling light. Access into the kitchen. Open archway into:



LOUNGE (3.82m into alcove x 3.68m) (12'7" x 12'1")

uPVC double glazed window to front elevation with opener, fitted vertical blinds.

Wall mounted pebble effect electric fire. Built in cupboard to one of the alcoves housing the gas meter, electric meter and fuse box. Double panel central heating radiator. Four power points. Hard wired for sky television. Two wall lights. Ceiling light.



KITCHEN (3.98m x 2.48m) (13'1" x 8'2")

uPVC double glazed window to side elevation with opener. uPVC double glazed back door with inset patterned glass leading out to the rear yard. Range of wall, drawer and base units. Complementary working services in part to three walls. Plumbed for automatic washing machine. One and a half bowl sink with drainer and mixer tap. Gas cooker point. Double panel central heating radiator. Six power points. Wall mounted timer control for central heating. Wall mounted Potterton combination boiler. Ceiling light.



FIRST FLOOR

SPLIT LANDING

BATHROOM; (3.07m x 2.55m) (10'1" x 8'5")

uPVC patterned double glazed window with opener to the rear elevation, fitted venetian blinds. Three-piece suite comprising of: pedestal wash hand basin, corner bath with seat, walk-in corner shower enclosure with wall mounted main pressure shower. Marbrex panelling to all walls. Chrome heated towel radiator. Ceiling light. Wall mounted mirror front vanity cabinet.



ACCOMMODATION IN DETAIL



SEPERATE WC (1.50m x 0.92m) (4'11" x 3'1")

UPVC patterned double glazed window with opener to the rear elevation. Low flush wc. Ceiling light.

LANDING

Loft access. Access into all 4 bedrooms.

BEDROOM ONE (4.95m X 3.70m) (16'3" x 12'2")

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

