



11 Goodwood Avenue, Slyne, LA2 6LA

**£224,950 Freehold**

- Spacious extended semi detached bungalow
- Convenient for local amenities & schools
- Fully Double glazed, Gas Central Heated
- Pleasant enclosed rear garden + garage
- 4 double bedrooms, 4 piece bathroom/WC
- Within half a mile of the Bay Gateway
- Driveway providing off-road parking
- Ideal family home. Viewing recommended.









































## Description

Spacious four bedroom extended semi-detached dormer bungalow situated close to local amenities, primary school, Hest Bank village, Lancaster canal and access along the A6 to the market town of Carnforth, as well as the new bay gateway. The property is fully double glazed, gas central heated and briefly comprises: front entrance, vestibule, hallway with staircase leading to the first floor, bay-fronted lounge with feature fireplace, kitchen with integrated oven and hob with open archway access into the dining area, and French doors accessing the rear garden, two double bedrooms, first floor landing with light window, two further double bedrooms and a bathroom/WC. Outside, there is a lawned front garden with side driveway leading to a detached garage, and a pleasant enclosed rear garden with patio and lawn areas. Of interest we feel to a broad range of buyers seeking a family home in this popular location.

## Location

### Ground Floor

#### SIDE ENTRANCE

uPVC double glazed pattern glass French doors leading into the:

#### VESTIBULE

Storage cupboard with a range of cloak hooks. Ceiling light point.

## **HALLWAY**

uPVC double glazed window with open and fitted venetian blind to side elevation. Single panel central heating radiator. Wall mounted British gas thermostat. Telephone point. Two power points. Ceiling light point. Staircase leading up onto the first floor.

## **LOUNGE**

*15' 7" x 11' 10" (4.75m x 3.63m)* uPVC double glazed bay window with two openers to front elevation. Feature fireplace with inset living flame coal effect gas fire, sat on a marble hearth, back and wooden surround. Two double panel central heating radiators. Aerial point. Six power points. Ceiling light point. Decorative coving around. Length measurement into the bay window.

## **KITCHEN**

*11' 10" x 11' 2" (3.62m x 3.41m)* uPVC double glazed window with opener and fitted Egyptian blind to side elevation. Further uPVC double glazed window with fitted Egyptian blind to rear elevation. Complementary working surfaces in part to two walls with a full range of wall, drawer and base units and metallic splash backs. Integrated electric fanned oven and grill with a four ring gas hob burner and aluminium extractor hood above. One and a half bowl stainless steel sink with mixer tap and drainer. Plumbed for an automatic washing machine. Integrated dish washer. Space for a tall fridge freezer. Six power points. Three ceiling down lights. Open archway access into the:

## **DINING ROOM**

*7' 10" x 7' 4" (2.41m x 2.26m)* uPVC double glazed French doors accessing the rear garden. Double panel central heating radiator. Aerial point. Two power points. Ceiling light point.

## **BEDROOM ONE**

*13' 2" x 10' 3" (4.02m x 3.14m)* uPVC double glazed window with opener and fitted roller blind to front elevation. Single panel central heating radiator. Aerial point. Power. Ceiling light point. Decorative coving around.

## **BEDROOM TWO**

*11' 1" x 10' 2" (3.39m x 3.12m)* Internal uPVC double glazed pattern glass opener with fitted Egyptian blinds to rear elevation. Single panel central heating radiator. Power. Ceiling light point.

## **First Floor**

### **FIRST FLOOR LANDING**

Timber framed double glazed velux window to side elevation. Single panel central heating radiator. Hard wired smoke detector. Built in storage cupboard with shelving. One wall mounted light. One ceiling down light.

### **BEDROOM THREE**

14' 8" x 11' 9" (4.48m x 3.59m) uPVC double glazed window with two openers to rear elevation. Single panel central heating radiator. Power. Four ceiling down lights. Part restricted head height.

#### **BEDROOM FOUR**

13' 0" x 10' 4" (3.98m x 3.15m) Timber frame double glazed velux window with black out blind to front elevation. Built in wardrobe with a range of hanging space. Double panel central heating radiator. Aerial point. Power. Wall mounted light. Ceiling light point.

Length measurement to the fitted wardrobe. Part restricted head height.

#### **BATHROOM/WC**

14' 5" x 8' 10" (4.41m x 2.71m) Timber framed double glazed velux window to front elevation. Four piece suite in white comprising of a low flush WC, pedestal hand wash basin, bath with shower wand and a walk in shower enclosure with mains pressure shower. Access into under eaves storage. Tiled full height to the shower enclosure and bath. Wall mounted Intergas combination boiler. Double panel central heating radiator. Wall mounted extractor fan. Three ceiling down lights. Part restricted head height. Both measurements maximum.

### **Exterior**

#### **FRONT GARDEN**

Dropped kerb supplying off road parking for several vehicles on a tarmac driveway, leading down to the detached garage. Garden is mainly laid to lawn with a range of mature flowers and shrubs. Enclosed by a brick built wall. Timber gate access the:

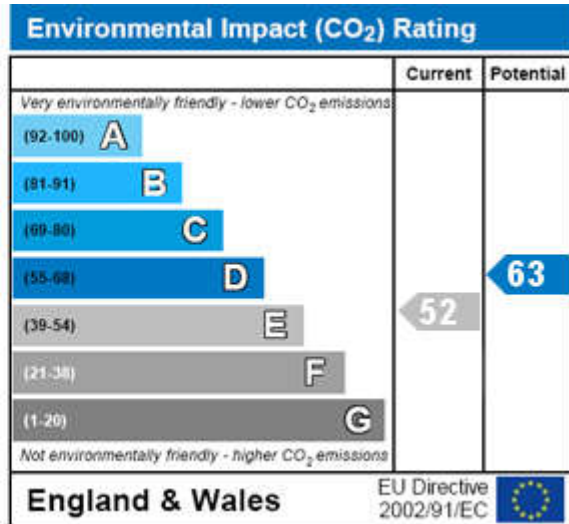
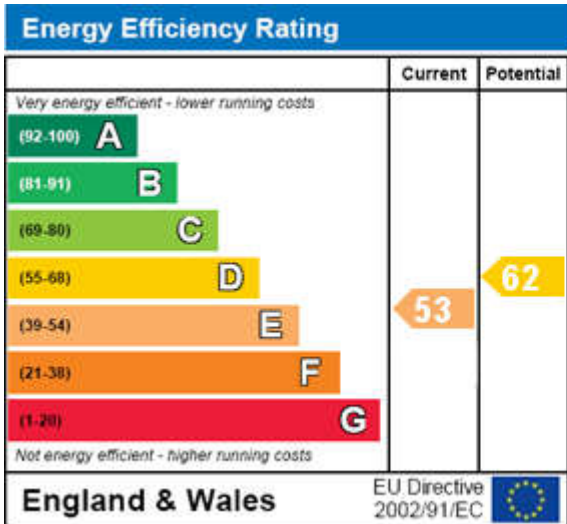
#### **REAR GARDEN**

Initially flag paved with steps leading up to a raised lawn area which is enclosed by wrought iron railings. Fully enclosed by timber fence panelling with stone pillars. Wall mounted light. Free standing timber shed.

#### **GARAGE**

Metal up and over door. Wall mounted security light. Additional side storage.

### **EPC Graph**



### Additional Information

Council Tax Band: C

For more details please call us on 01524 423000 or send an email to [sales@jessopsestateagents.co.uk](mailto:sales@jessopsestateagents.co.uk).

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.