



Rossendale Avenue, Morecambe

"Offers Over" £220,000

A mature, semi-detached house of larger than average floor area (116m² - 1250ft² GZA) situated in a quiet cul-de-sac off Marine Road East (promenade), within easy reach of all local amenities in Morecambe town centre. There are good road and rail links to both the M6 and the West Coast Inter City rail line.

The accommodation has 2 reception rooms, a fitted kitchen, separate utility room, ground floor WC, 3 good sized bedrooms and a 4 piece bathroom. Gas central heating and PVC double glazing are both installed.

There are garden areas to the front and rear and a driveway to the side providing off road parking.

This house is a 50m walk from the Promenade and the view north over Morecambe Bay to the Lakeland fells.



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ACCOMMODATION

ENTRANCE VESTIBULE

L SHAPED HALL

Under stairs store off

LOUNGE

16' 8" x 13' 9" (5.1m x 4.2m) Plus bay window, electric stove in period fireplace, laminate floor

DINING ROOM/LIVING ROOM

13' 9" x 11' 4" (4.21m x 3.46m) Double patio doors leading to rear garden decking, disused former fireplace niche

KITCHEN

9' 10" x 10' 3" (3m x 3.14m) Range of modern fitted base cupboards, worktops and wall cupboards incorporating sink and space for appliances

UTILITY ROOM

6' 10" x 7' 0" (2.09m x 2.15m)

WC

7' 2" x 2' 7" (2.2m x 0.8m)

STAIRS TO FIRST FLOOR LANDING

FRONT DOUBLE BEDROOM

9' 6" x 9' 10" (2.9m x 3m)

FRONT DOUBLE BEDROOM

11' 5" x 13' 11" (3.5m x 4.26m)

REAR DOUBLE BEDROOM

13' 10" x 11' 4" (4.24m x 3.47m)



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band C
Lancaster City Council
69

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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4 PIECE BATHROOM

9' 8" x 10' 5" (2.95m x 3.19m) Bath, separate shower, wash basin, WC, laminate floor

OUTSIDE

Gardens to the front and rear, car parking space to the side

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.



Proctors Darwen
238-240 Duckworth Street, Darwen, Lancashire, BB3 1PX
Tel. 01254 705521
Email. darwen@proctorsstateagents.co.uk
Web. proctorsstateagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		