



Hadrian Road, Morecambe

“Offers In Region Of” £265,000

A three or four bedroomed detached house (ground floor study or 4th bedroom) with 2 bathrooms on a relatively new, popular residential estate very conveniently located adjacent to the Heysham/M6 Junction 34 link road. The property has the benefit of a quiet short cul-de-sac position with off street parking and an enclosed secure rear garden. Gas central heating and PVC double glazing are both installed. Viewings are highly recommended.

TENURE

We are advised the property is Freehold but any prospective purchaser should seek clarification from their solicitor



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GROUND FLOOR HALL

Laminate flooring

LOUNGE

12' 5" x 10' 5" (3.8m x 3.2m) (max) Laminate flooring, radiator, bay window

DINING AREA

10' 2" x 7' 6" (3.1m x 2.3m) Radiator, patio doors leading to rear garden

KITCHEN

10' 2" x 8' 10" (3.1m x 2.7m) Matching range of base and wall units with worktops, part tiled splash back, laminate flooring, stainless steel single drainer sink unit, integral gas hob and electric oven, space for dishwasher and fridge, under stairs larder cupboard off

UTILITY ROOM

7' 2" x 4' 11" (2.2m x 1.5m) Base cupboard unit with worktop, plumbed for washer, laminate flooring, radiator

TWO-PIECE CLOAKROOM

5' 2" x 2' 7" (1.6m x 0.8m) WC, wash basin with tiled splashback, radiator, cloaks rail

STUDY/BEDROOM 4

16' 4" x 8' 0" (5m x 2.45m) Built in wall shelving, radiator

STAIRS TO FIRST FLOOR LANDING

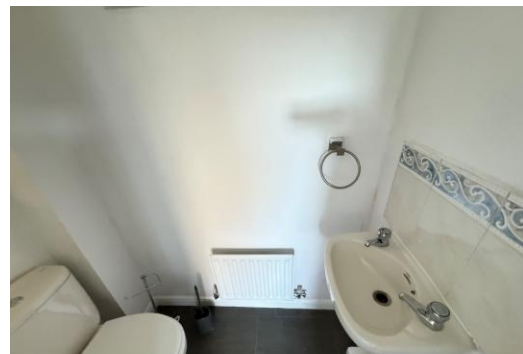
Walk in storage and boiler cupboards

BEDROOM 1

11' 9" x 10' 9" (3.6m x 3.3m) (max) Built in wardrobes, radiator

EN-SUITE BATHROOM

5' 6" x 4' 7" (1.7m x 1.4m) Laminate flooring, shower, WC, wash basin, part tiled walls and window bottom



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
Lancaster City Council
72

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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BEDROOM 2

17' 0" x 8' 2" (5.2m x 2.5m) Plus alcove, built in wardrobes, radiator

BEDROOM 3

10' 2" x 8' 10" (3.1m x 2.7m) Plus built in wardrobes, radiator

FAMILY BATHROOM

6' 10" x 5' 6" (2.1m x 1.7m) Panelled bath with shower over, part tiled walls, wash basin, WC, vinyl flooring, chrome towel rail/radiator

OUTSIDE

2 car parking spaces to the front, enclosed rear garden, side path, shed (2.7m x 2.6m externally)

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.



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