

## 2 Bedroom Terrace for Sale - £130,000

Ousby Avenue, Morecambe, LA3 3DN



### KEY FEATURES

- Two Bedroom Town House
- Popular Residential Location
- Modern Fitted Kitchen
- Large Reception Room
- Conservatory
- White Three Piece Bathroom Suite
- Enclosed Rear garden
- Viewings Are Highly Recommended



## Description

Well presented two bedroom townhouse located within a popular residential area and not far away from local amenities and bus routes.

The property features an entrance hallway, good size lounge with feature gas fire and uPVC door leading to the conservatory. Modern fitted kitchen with integrated oven, hob, stainless steel extractor fan and space for a washing machine and fridge freezer. To the first floor are two bedrooms and modern fitted three piece white bathroom suite. Externally the property has a low maintenance front garden and enclosed paved rear garden.

Viewings are strongly recommended, so contact the office to book your appointment.

## Ground Floor

**Entrance Hall** - Light and airy hallway with uPVC entrance doorway, radiator and stairs leading to the first floor. Open to the lounge and door leading to-

**Lounge** - 11' 8" x 14' 0" (3.58m x 4.28m) Gas fire with feature surround. Radiator and uPVC sliding door leading to-

**Conservatory** - 6' 9" x 9' 3" (2.06m x 2.83m) Double glazed uPVC windows and uPVC door leading to the rear garden.

**Kitchen** - 5' 5" x 8' 6" (1.67m x 2.6m) Modern fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor fan. Space for a washing machine and fridge freezer. Double glazed uPVC window to the front aspect. Radiator.

## First Floor

**Landing** - Radiator. Storage cupboard housing the boiler.

**Master Bedroom** - 8' 5" x 11' 11" (2.59m x 3.65m) Double glazed uPVC window to the front aspect. Radiator.

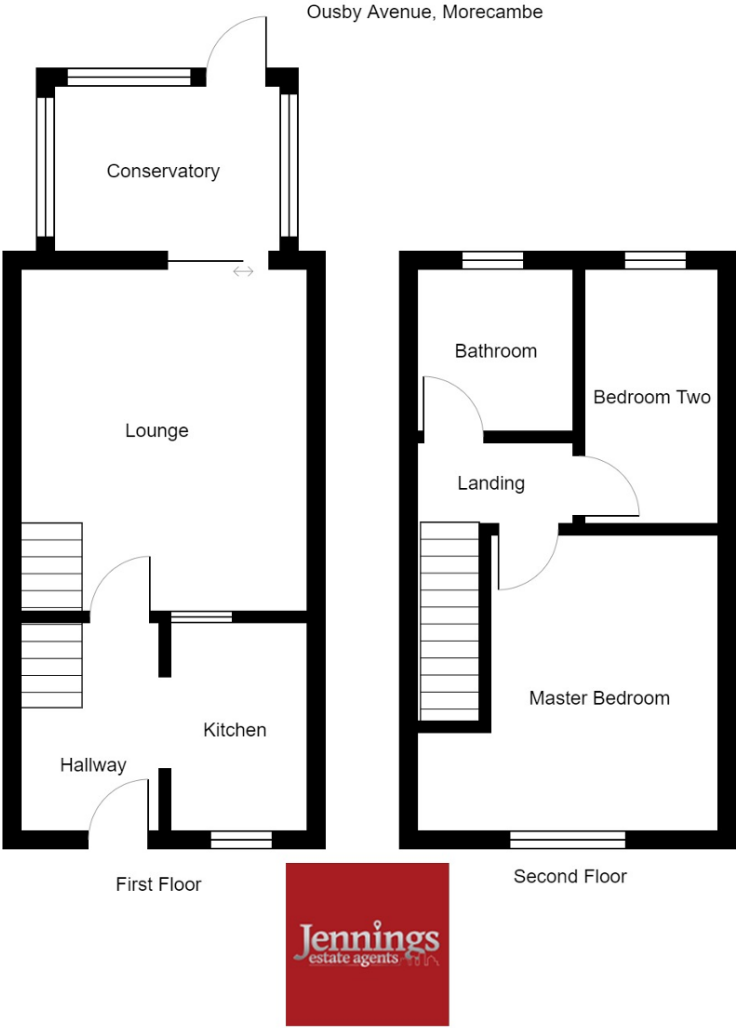
**Bedroom Two** - 5' 4" x 10' 4" (1.64m x 3.16m) Double glazed uPVC window to the rear aspect. Radiator.

**Bathroom** - White three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Tiled walls and flooring. Radiator.

## Exterior

**External** - Decorative block paved front garden with pathway leading to the main entrance doorway. Enclosed south facing paved rear garden with gate to the rear.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89  B
69-80	C	69  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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