

3 Bedroom Semi-Detached for Sale - £220,000

Ellesmere Road, Morecambe, LA4 4LG



KEY FEATURES

- Large Semi-Detached Family Home
- Two Reception Rooms
- Large Kitchen Diner
- Integrated Appliances
- Master Bedroom With En-suite And Balcony
- Three Piece Family Bathroom Suite
- Low Maintenance Front And Rear Garden
- Two Driveways And Two Garages
- No Upper Chain

Description

A deceptively large extended three bedroom family home. Even though the property requires modernisation, it has huge potential to be one of a kind. A unique features of the property is the large balcony leading from the master bedroom. It has an impressive sized kitchen diner and the two large garages. The garage could be ideal for a work shop, classic car enthusiast or could be turned into a gym/hobby room.

The property features; entrance hall and two large reception rooms. Open plan dining room/kitchen with integrated fridge, freezer, dishwasher and washing machine. Integral garage and access to the ground floor WC. To the first floor are three double bedrooms and family bathroom. The master bedroom has an en-suite and large balcony.

Externally the property provides a low maintenance front and rear garden. Two driveways and a large second garage to the rear.

Viewings are strongly recommended, so contact the office to book your appointment. No Upper Chain.

Ground Floor

Entrance Hall - Two uPVC double glazed windows and uPVC entrance doorway. Radiator. Stairs leading to the first floor landing.

Dining Room - 12' 9" x 11' 3" (3.89m x 3.45m) (into recess) Wall mounted gas fire. Radiator. Double glazed patio doors leading to the rear garden. Coving to the ceiling. Double doors leading to-

Lounge - 10' 7" x 12' 7" (3.24m x 3.84m) (into bay) Double glazed uPVC bay window to the front aspect. Log burner with tiled hearth. Radiator. Coving to the ceiling.

Kitchen Diner - 9' 6" x 23' 6" (2.92m x 7.17m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a one and a half sink unit. Electric oven with grill, integrated microwave and four ring electric hob. Integrated dishwasher, fridge, freezer and washing machine. Double glazed uPVC window and uPVC door and patio door leading to the rear garden. Radiator. Tiled flooring. Door leading to garage and WC.

Bedroom Two - 10' 9" x 13' 5" (3.28m x 4.1m) (into bay) Double glazed uPVC bay window to the front aspect. Radiator.

First Floor

First Floor Landing - Single glazed window to the side



aspect. Loft access.

Master Bedroom - 9' 6" x 19' 9" (2.92m x 6.04m) Two uPVC Double glazed windows to the rear aspect. Large fitted wardrobes. Two radiators. Door leading to the balcony.

En-suite Shower Room - Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Radiator.

Bedroom Three - 13' 1" x 11' 4" (4m x 3.46m) (into recess) Double glazed uPVC window to the rear aspect. Radiator.

Family Bathroom - Three piece suite comprising; bath with overhead shower, wash hand vanity unit and low level WC. Heated towel rail. Double glazed uPVC window to the front aspect. Tiled flooring.

Exterior

External - Low maintenance paved front garden and concrete driveway providing off road parking. Concrete path to the side gaining access into the garage and rear garden. Enclosed paved rear garden and gate access leading to the second driveway and large second garage.

Integral Garage - 13' 7" x 15' 4" (4.16m x 4.7m) (max) Up and over garage door, window and door leading to the side pathway. Fitted sink unit and space for a tumble dryer. Door leading to the low level WC.

Second Garage - 21' 10" x 14' 4" (6.67m x 4.38m) Up and over garage door, uPVC window and uPVC door leading to the rear garden. Power and light.







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	82 B
39-54	E		
21-38	F		
1-20	G		

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Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.