

3 Bedroom Town House for Sale - £175,000

Langden Brook Mews, Grosvenor Park, Morecambe, LA3 3SN



KEY FEATURES

- Three Bedroom Town House • Popular Residential Location • Close To The Bay Gateway And Lancaster •
- Master Bedroom With En-suite • Allocated Parking Space • Good Sized Rear Garden • Single Garage • Council Tax Band C • No Upper Chain

Description

We are delighted to offer this three bedroom town house, located within the popular area of Grosvenor Park, Morecambe. Ideally located for access into Morecambe, Lancaster and the Bay Gateway. Grosvenor Park has a large open playing field, playground, Grosvenor Park Primary School and access onto the residential walk-way/cycle track.

The property features; entrance hall, cloakroom/WC and a good size reception room to the front. Open archway leading to the dining room, with patio doors leading to the rear garden. Fitted modern kitchen with integrated oven and hob and space for a washing machine and fridge freezer.

To the first floor are three bedrooms, en-suite to the master bedroom and family bathroom.

Externally, the property provides visitors parking to the front, enclosed rear garden, allocated parking space and single garage.

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

Ground Floor

Entrance Hall - Entrance doorway, with access leading to the cloakroom/WC and doorway leading into the lounge.

Cloakroom/WC - Two piece suite comprising; wash hand basin and low level WC. Double glazed window to the front aspect. Radiator.

Lounge - 12' 10" x 12' 9" (3.92m x 3.89m) (into recess) Double glazed window to the front aspect, Double radiator. Electric fire with wooden surround. Stairs leading to the first floor landing. Coving to the ceiling. Open archway leading to-

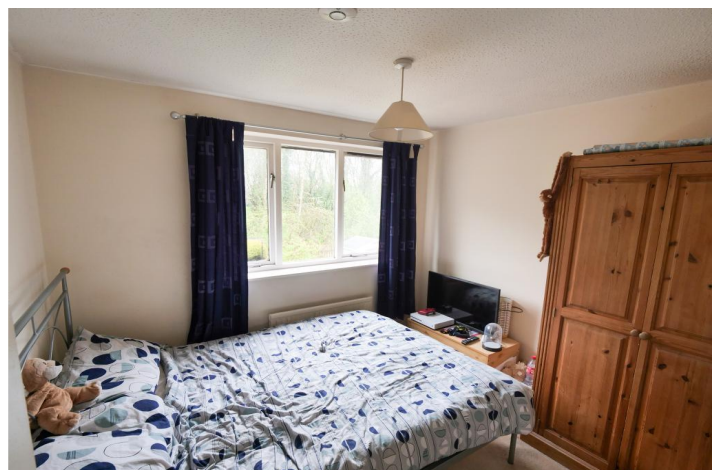
Dining Room - 10' 3" x 7' 1" (3.13m x 2.16m) Double glazed patio door leading to the rear garden. Radiator. Coving to the ceiling. Door leading to-

Kitchen - 8' 6" x 10' 0" (2.6m x 3.05m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring gas hob and extractor fan. Space for a washing machine and fridge freezer. Double glazed window to the rear aspect. Storage cupboard and radiator.

First Floor

First Floor Landing - Access to loft.

Master Bedroom - 8' 6" x 12' 2" (2.61m x 3.71m) Two double



glazed windows to the front aspect. Radiator and wooden flooring. Open archway leading two-

En-suite Shower Room - Two piece suite comprising; shower cubicle and wash hand basin. Storage cupboard housing the hot water cylinder.

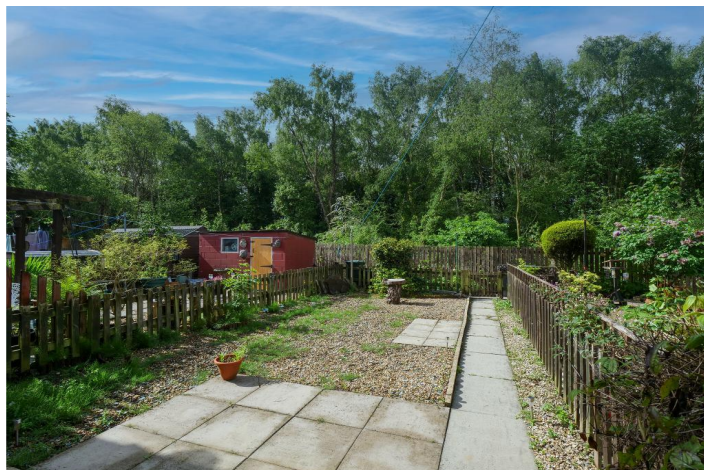
Bedroom Two - 8'0" x 9'4" (2.44m x 2.85m) Double glazed window to the rear aspect. Radiator.

Bedroom Three - 8'0" x 6'3" (2.45m x 1.93m) Double glazed window to the rear aspect. Radiator.

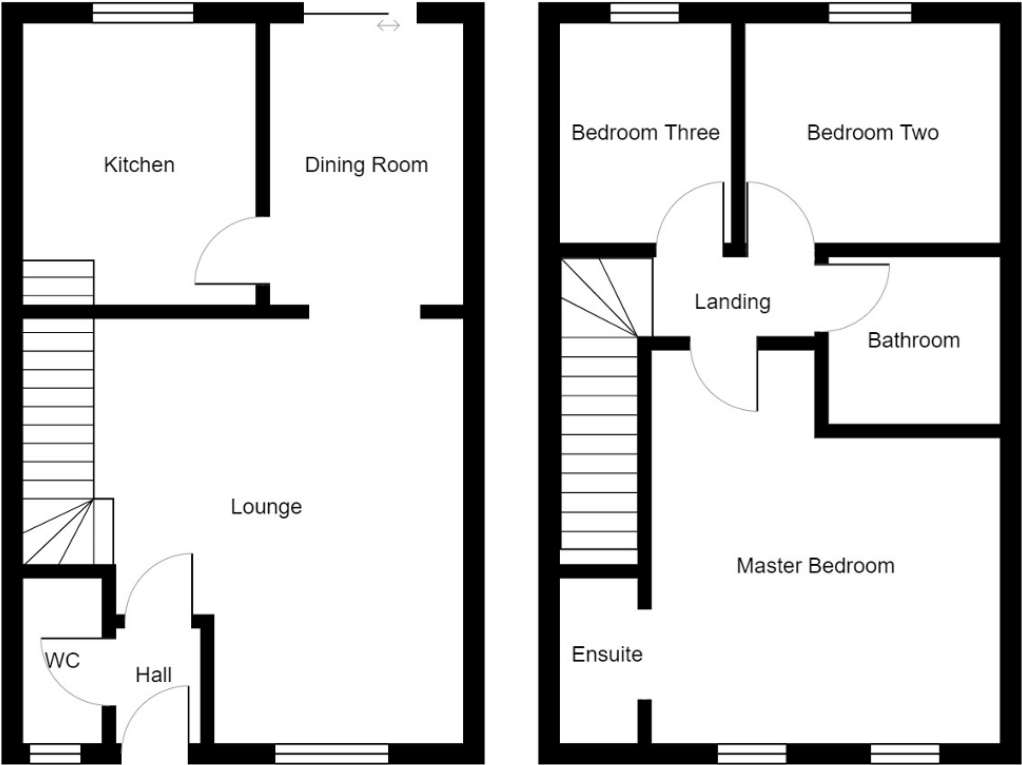
Bathroom - Three piece suite comprising; bath, wash hand basin and low level WC. Radiator.

Exterior

External - Low maintenance gravel front garden and visitors parking. Enclosed rear garden with a paved patio area, decorative gravel and flower beds. Gate to the rear leading to the allocated parking space and single garage.



Langden Brook Mews, Morecambe



Ground Floor

First Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information: We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

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.