

1 Bedroom Flat for Sale - £100,000

Osborne Crescent, Morecambe, LA3 1SZ



KEY FEATURES

- Beautifully Presented Apartment
- Freehold
- Ground Floor
- Fully Modernised Throughout
- New Shower Room And Kitchen
- French Doors Leading From The Lounge
- Good Sized Rear Garden
- Viewings Are Highly Recommended
- No Upper Chain

Description

We are delighted to offer this ground floor property, which has been fully modernised throughout. The apartment is located within a popular area, and close to bus routes. It's being sold with the freehold, so no service charges or ground rent to pay. Would make an ideal home for a first time buyer, or could be fantastic for investment as a holiday or residential let. The current owner has fitted a brand new kitchen and shower room. Decorated throughout and replaced the carpets and lino flooring.

The property features; private entrance hallway, and master bedroom is located to the front aspect. The lounge has French doors which lead to the rear garden. Modern fitted kitchen and separate utility area. Large shower room to the rear.

Externally the property has a shared driveway and private rear garden with a decking area, laid lawn and shrubs.

Viewings are highly recommended, so contact the office to book your viewing. No Upper Chain.

Ground Floor

Hallway - Entrance doorway with double glazed uPVC window. Storage cupboard with a uPVC double glazed window. Electric heater.

Lounge - 10' 6" x 11' 2" (3.21m x 3.42m) (into recess)
Double glazed French doors leading to the rear garden.
Electric heater.

Kitchen - 7' 1" x 6' 5" (2.18m x 1.96m) Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor fan. Double glazed uPVC window to the side aspect. Open plan to-

Utility - 3' 10" x 6' 11" (1.19m x 2.13m) Space for a washing machine, fridge and worktop above. Double glazed uPVC window to the side aspect. Door leading to-

Shower Room - Modern fitted three piece suite comprising; shower cubicle, vanity wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail.

Bedroom - 10' 7" x 11' 6" (3.24m x 3.51m) (into recess)
Double glazed uPVC window to the front aspect. Electric heater.

Exterior

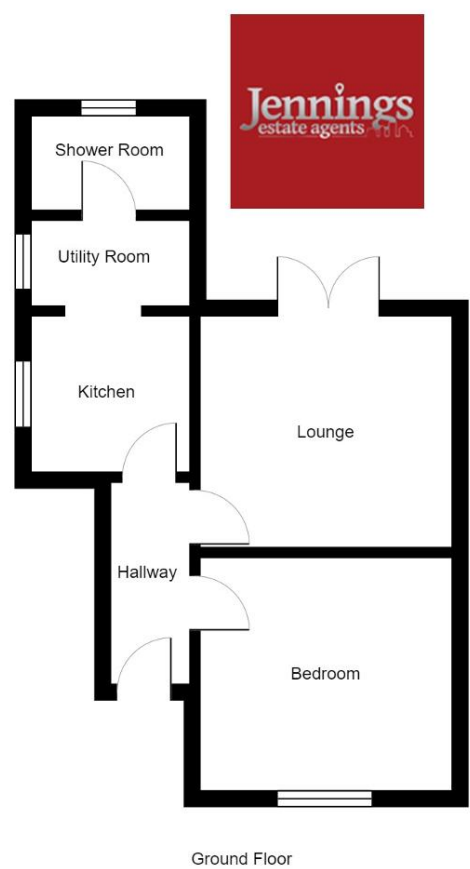
External - Shared driveway to the side aspect, and pathway



leading to the private rear garden. Well established and mature garden with laid lawn, decking area and shrubbery.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 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.