



2 bed terraced house to buy in

Rosebery Avenue, Morecambe,
Lancashire, LA4 5RU

£110,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

Property features

 EPC Rating D

On Street parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Situated on Rosebury Avenue, this well-proportioned, stone-fronted two bedroom mid-terrace property occupies a convenient location in

Morecambe. The property is within easy reach of the amenities on

Lancaster Road, including Sainsbury's and Asda supermarkets,

Morecambe town centre, the seafront promenade, and benefits from

excellent transport links via regular bus services and Morecambe railway station.

The accommodation begins with a front entrance leading into an entrance vestibule and hallway. From here, the property flows into a bay-fronted lounge, a separate dining room, and a kitchen area which is currently stripped out. The kitchen also provides access to the basement and a rear door opening onto the yard.

To the first floor are two good-sized bedrooms, one of which benefits from built-in wardrobes, along with a modern three-piece bathroom/WC.

Externally, the property features a low-maintenance rear yard with gated access to the rear alleyway.

Although the property requires some finishing touches, we feel it will appeal to a wide range of buyers seeking a well-priced home in a convenient Morecambe location. Offered for sale with no onward chain.

Location

Ground Floor

Front Entrance uPVC double glazed patterned glass door with matching top light window leading into the:

Entrance Vestibule Range of cloak hooks. Dado rail. Original coving.

Timber framed single glazed door with top light window leading into the:

Hallway Boiler thermostat control. Central heating radiator. Power point. Ceiling light point. Staircase leading to the first floor. Original coving.

Lounge 12' 4" x 10' 5" (3.76m x 3.18m) uPVC double glazed bay window with opener and fitted venetian blinds to front elevation. False fire surround. Central heating radiator. Aerial point. Dual ethernet and telephone point. Power points. Ceiling light point. Original coving.

Dining Room 11' 2" x 9' 10" (3.42m x 3m) uPVC double glazed window with opener to rear elevation. Built-in alcove storage cupboard. Central heating radiator. Power points. Decorative ceiling rose with light point. Picture rail. Decorative coving.

Kitchen uPVC double glazed window with opener to side elevation. uPVC double glazed patterned glass door leading out to the rear garden. Plumbed for a sink. Worcester combination boiler. Central heating radiator. Power points. Ceiling strip light. Access into the basement.

First Floor

Landing Power point. Ceiling light point. Dado rail. Decorative coving.

Bedroom One 12' 2" x 10' 3" (3.73m x 3.14m) Two uPVC double

glazed windows with openers and fitted roller blinds to front elevation.

Built-in mirror fronted wardrobes to one wall with a range of hanging space and shelving. Central heating radiators. Power points. Ceiling light point.

Length measurement is to the fitted wardrobes.

Bedroom Two 11' 3" x 7' 8" (3.44m x 2.37m) uPVC double glazed window with two openers to rear elevation. Central

heating radiator. Power points. Ceiling light point. Decorative coving.

Width measurement is into the alcove.

Bathroom/WC 7' 7" x 7' 6" (2.34m x 2.3m) uPVC double glazed patterned glass window with opener to side elevation.

Modern three-piece suite comprising of a low flush WC, hand wash basin with mixer tap sat into a vanity unit, and a bath with

mixer tap, mains pressure shower, monsoon style shower head and additional shower wand. Tiled full height to all walls.

Central heated towel radiator. Wall mounted extractor. Four ceiling downlights.

Basement

Basement 11' 9" x 10' 3" (3.6m x 3.14m) Houses the gas & electric meters. RCD protected consumer unit. Central heating

radiator. Power points. Ceiling strip light.

Exterior

Rear Yard Fully enclosed by brick built walls with a timber gate giving access to the rear alleyway. Completely laid to flag

paving. Wall mounted light.

Additional Information

For more details please call us on 01524 421933 or send an email to info@hayleybaxterproperties.co.uk.

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are

approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Rosebery Avenue, Morecambe, Lancashire, LA4 5RU

Contact your local branch today for more information on this property:

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