



2 bed terraced house to buy in

St. Johns Terrace, Morecambe, Lancashire,
LA3 3EE

£80,000 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Limited Lending
- ✓ Two Bedroom Mid-Terraced
- ✓ Two Reception Rooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are delighted to offer to the market, this mid terraced family home. Located on a private and quiet road. Ideal home for a first time buyer, or for someone to add to their property rental portfolio.

The property features; entrance porch with uPVC double glazed windows and uPVC entrance doorway. Door leading into the large reception room, which is open plan to the dining room. Stairs lead to the first floor landing. Good sized kitchen diner, with access leading to the bathroom and enclosed rear garden. To the first floor are two double bedrooms and stairs, leading to the loft space. This area has huge potential, and could be converted into a third bedroom, subject to planning.

Externally the property has an enclosed, low maintenance rear garden.

this is a great opportunity to purchase the property with the Eden project coming to Morecambe.

Information from the seller:

Drainage: The property is understood to be connected to the mains sewerage system. A former septic tank is understood to have been removed when the adjoining development was constructed. Prospective purchasers are advised to make their own enquiries regarding the property's drainage arrangements and any associated charges.

Please note: The access road serving the property, St Johns Terrace, is unadopted and is a highway not maintainable at public expense. Prospective purchasers are advised to check with their intended mortgage lender prior to bidding to ensure that the lender is willing to lend on a property accessed via an unadopted road.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Listed property: No

Heating: Gas

Electric: National Grid

Water meter: No

Air conditioning: No

Living Room

13'1" x 24'3" - Double glazed uPVC windows and uPVC entrance doorway. Door leading to-

Dining Room

10'11" x 13'1" - Stairs leading to the first floor landing. Radiator. Coving to the ceiling.

Kitchen/Diner

6'11" x 12'2" - Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit. Electric oven, four ring electric hob and stainless steel extractor. Space for a fridge and washing machine. Tiled flooring. Double glazed uPVC window to the rear, and door leading to the rear garden.

Bathroom

Three piece suite comprising; corner bath with overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Tiled flooring.

Bedroom 1

9'11" x 13'2" - (into recess)

Double glazed uPVC window to the front aspect. Radiator.

Bedroom 2

11'1" x 10'1" - Double glazed uPVC window to the rear aspect. Radiator. Storage cupboard

Loft Space

13'4" x 14'1" - Potential to convert into another bedroom (subject to planning). Velux window.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

St. Johns Terrace, Morecambe, Lancashire, LA3 3EE

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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

