

HOUSECLUB
ESTATE AGENCY

1 Ellwood Court, Morecambe, LA3 3NG

£249,950









The accommodation
The front elevation is accessible through a double glazed entrance porch, leading into a spacious and well presented lounge. Beyond the lounge is a dining kitchen comprising a range of wall and base units with laminate work top surfaces, a one and a half bowl sink and drainer, an electric oven and hob with an overhead extractor and an integrated fridge and freezer. The dining kitchen opens into a brick built orangery and the ground floor is completed by a lobby opening into a useful ground floor WC. The first floor boasts three well proportioned bedrooms and a three piece family bathroom suite in white. The loft is boarded for storage.

Lets look outside
Sat on an established corner plot, the property has driveway parking which provides access to an integral garage (also accessible from inside the home) with electric roller shutter doors, power and light. The front garden is lawned with mature shrub and bush borders. The rear can be accessed down either side of the house and hosts a patio area, a lawned garden with decorative shrubs and flower beds as well as shale for ease of maintenance.

The location
The property is as well connected as it has ever been. The Bay Gateway Heysham - M6 link road has made Lancaster as accessible as Morecambe and junction 34 of the M6 is now a very straightforward drive away for the commuting professional. The local ASDA is a short drive away and central Morecambe, Bare and all of their associated amenities are easily accessible too.

The situation
The property is available with full vacant possession and no upward chain.

Services
The property is serviced with mains gas, electricity, water and drainage. The water is metered and the gas central heating boiler is in the ground floor WC. Broadband has historically been available here via BT.

Tenure
The property is Freehold with title number LA674890.

Council Tax
Band C via Lancaster City Council.

Viewings
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate
To be available online or by contacting our Lancaster sales office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase



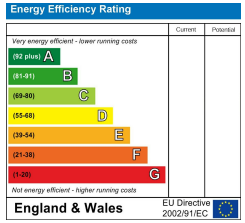












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