



15 Hyndburn Close
Morecambe, LA3 3SQ

House - Detached

Price Guide

£415,000

15 Hyndburn Close Morecambe, LA3

House - Detached



Overview

- DETACHED
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- DOUBLE GARAGE
- CUL-DE-SAC POSITION
- FOUR DOUBLE BEDROOMS
- CONSERVATORY
- GROUND FLOOR CLOAKROOM
- OFF ROAD PARKING
- POPULAR AREA

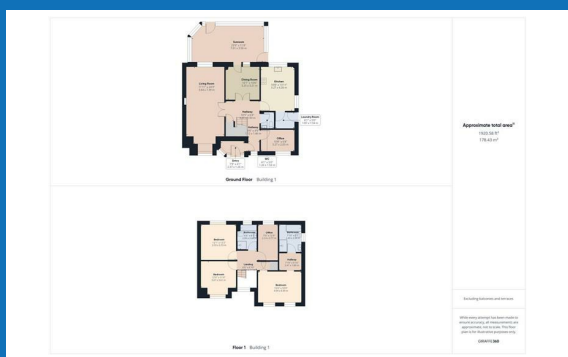
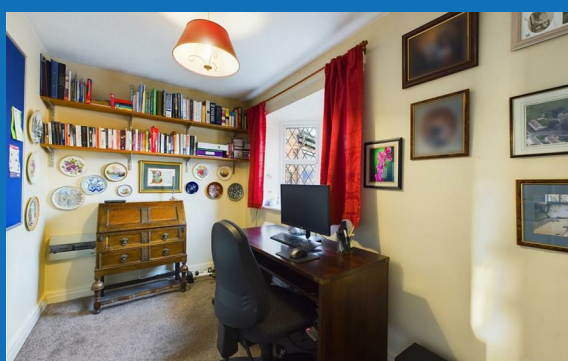
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Entrance Vestibule

Feature brick wall, tiled floor, door to the hallway.

Hallway

Double-glazed window to front, stairs to the first floor, carpeted floor, radiator, understairs storage cupboard housing the alarm.

Lounge

Dual aspect room with a double-glazed bay window to the front and double-glazed window to the rear, feature fireplace with inset coal effect gas fire set on a marble hearth, carpeted floor, radiators.

Kitchen

Double-glazed windows to the side and rear, high gloss cabinets with complimentary granite work surfaces and under lights, integrated electric double oven, four plate electric hob and extractor hood, stainless steel sink, space for fridge/freezer, slate tiled floor, radiator.

Utility Room

Double-glazed door to the side, plumbing for washing machine and dishwasher, space for dryer, Baxi condensing boiler, radiator and vinyl floor.

Study

Double-glazed bay window to the front, carpeted floor, radiator and consumer unit.

Cloakroom

Vanity unit with inset wash hand basin, non-slip vinyl floor, heated towel rail, W.C.

Dining Room

Sliding doors to the conservatory, carpeted floor, radiator, double doors to the hallway.

Conservatory

Double-glazed doors to the garden, electric wall heater, carpeted floor.

First Floor Landing

Split level with a double-glazed orate window to the front, access to the loft which is part boarded with light and a pull-down ladder.

Master Bedroom Suite

Double-glazed windows to the front, built-in wardrobes, radiators, carpeted floor and built-in cupboard housing the water cylinder.

Dressing Room

Built-in wardrobes and cupboard space, carpeted floor.

En-Suite Bathroom

Double glazed frosted window to the side, panelled bath with shower attachment, walk-in shower with thermostatic rain shower, non-slip vinyl floor, heated towel rail, bidet, vanity unit with inset wash hand basin, extractor fan, W.C.

Bedroom Two

Double-glazed window to rear, carpeted floor, radiator.

Bedroom Three

Double-glazed window to the front, carpeted floor, radiator.

Bedroom Four

Double-glazed window to rear, carpeted floor, radiator.

Family Bathroom

Double glazed frosted window to the rear, panelled bath with shower attachment, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, non-slip vinyl floor, W.C.

Outside

Off-road parking to the front for up to four cars, a gate to the rear, access to the double garage, and a lawn area bordered by various trees, flowers, and plants. Fully enclosed rear garden which is laid to lawn with a patio area and access to the garage.

Double Garage

Electric fob operated up and over door, double glazed window and door to the side, power and light.

Useful Information

Tenure Freehold
Council Tax Band (F) £3116.56
New kitchen fitted 2 years ago and the cloakroom and the two bathrooms were fitted 4 years ago.
The boiler is 8 years old.
Several new carpets were also fitted.
Alarm System.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.