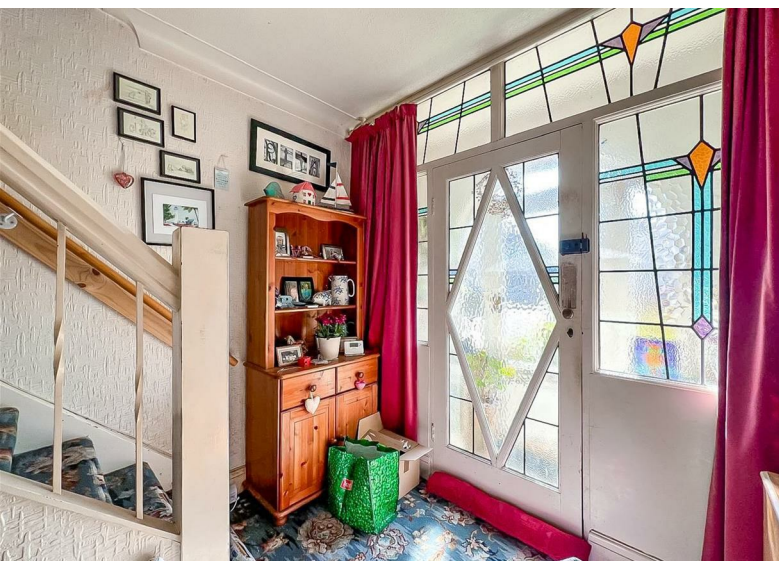




Stuart Avenue, Morecambe, LA4 6EB

Auction Guide £180,000



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Ground Floor

Entrance Porch

8'9 x 3'9 (2.67m x 1.14m)

Hardwood single glazed stained glass front door and window and single glazed stained glass door to hall.

Hall

14'1 x 8'9 (4.29m x 2.67m)

Central heating radiator, coving, under stairs storage cupboard, doors leading to two reception rooms, open to dining room and stairs to first floor.

Reception Room One

12'3 x 11'11 (3.73m x 3.63m)

Hardwood single glazed stained glass bay window, central heating radiator and coving.

Reception Room Two

13'11 x 12'7 (4.24m x 3.84m)

Two hardwood single glazed stained glass window, central heating radiator, coving, electric fire with brick surround and single glazed stained glass door to rear.

Dining Room

11'0 x 9'7 (3.35m x 2.92m)

Hardwood double glazed box window, central heating radiator, electric fire with wooden mantel and open to kitchen.

Kitchen

11'2 x 9'6 (3.40m x 2.90m)

Two hardwood single glazed windows, central heating radiator, range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, space for freestanding oven, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher, wood effect flooring and hardwood single glazed door to side elevation.

First Floor

Landing

11'6 x 8'9 (3.51m x 2.67m)

Hardwood single glazed stained glass window, picture rail, doors leading to three bedrooms, bathroom and WC.

Bedroom One

12'4 x 11'11 (3.76m x 3.63m)

Hardwood single glazed frosted glass bay window, central heating radiator and coving.

Bedroom Two

14'3 x 10'1 (4.34m x 3.07m)

Hardwood single glazed stained glass window, central heating radiator, coving and fitted wardrobes.

Bedroom Three

8'1 x 7'2 (2.46m x 2.18m)

Hardwood single glazed window, central heating radiator and picture rail.

Bathroom

8'1 x 7'2 (2.46m x 2.18m)

Hardwood single glazed stained glass window, central heated towel rail, pedestal wash basin with traditional taps, bath with traditional taps and overhead electric feed shower, built-in storage cupboard and partially tiled elevations.

WC

5'0 x 2'10 (1.52m x 0.86m)

Hardwood single glazed stained glass window, dual flush WC and partially tiled elevations.

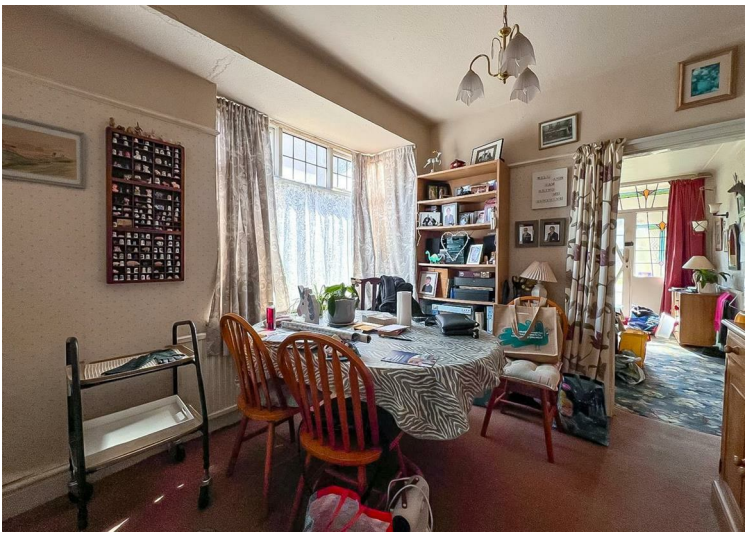
External

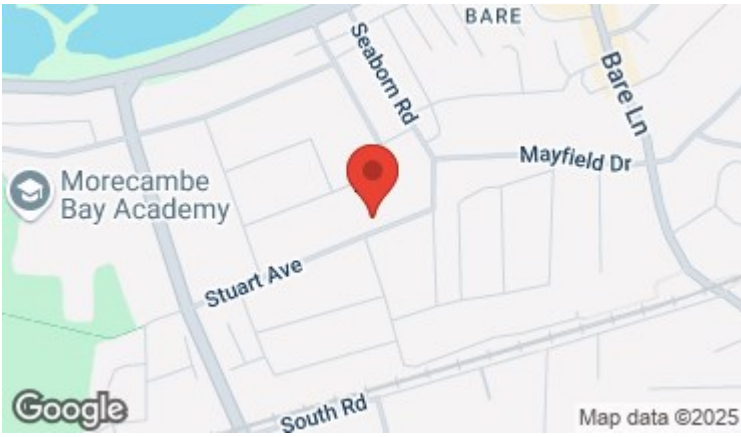
Rear

Enclosed garden with laid to lawn, mature shrubbery, concrete seating area and access to detached garage.

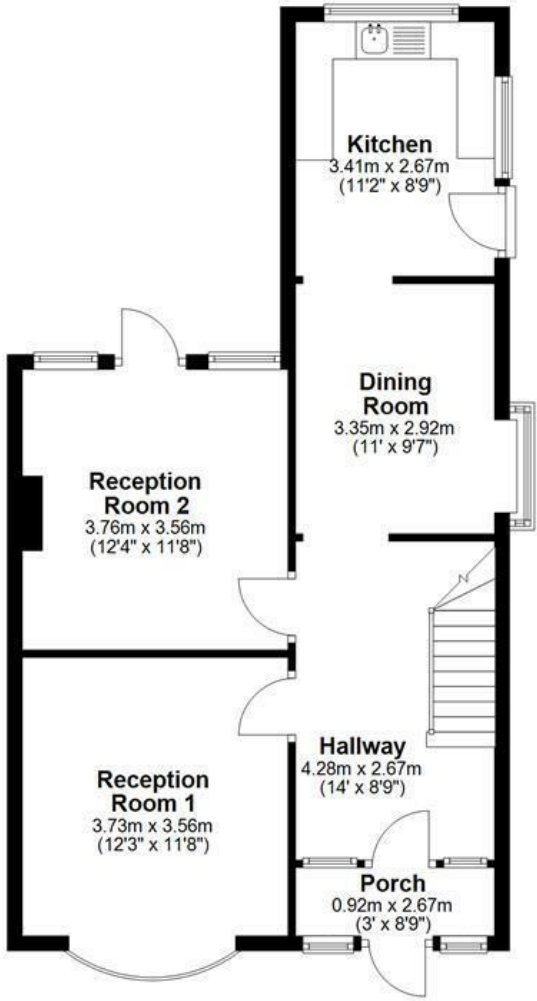
Front

Garden with mature shrubbery and off road parking.

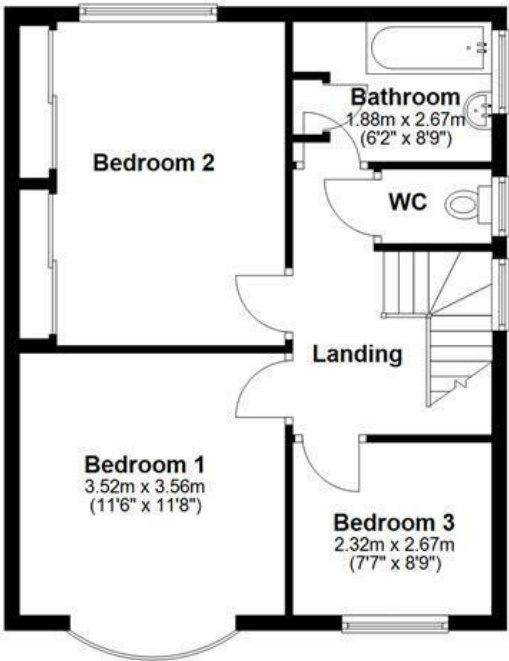




Ground Floor



First Floor



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

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