



Highfield Crescent, Morecambe, LA4 4DH

Auction Guide £220,000

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Ground Floor

Entrance Hall

24'5 x 5'9 (7.44m x 1.75m)

Hardwood front door, cornice coving, corbels, smoke alarm, central heating radiator, wood effect vinyl flooring, stairs to first floor, door to reception room and open access to kitchen.

Reception Room One

14'3 x 13'10 (4.34m x 4.22m)

UPVC double glazed sash bow window, central heating radiator, log burner, slate hearth, wood effect vinyl flooring and double doors to reception room two.

Reception Room Two

13'0 x 11'9 (3.96m x 3.58m)

UPVC double glazed sash window, upright central heating radiator and wood effect vinyl flooring.

Kitchen

14'0 x 11'9 (4.27m x 3.58m)

UPVC double glazed window, upright central heating radiator, gloss base units, wood effect worktops, integrated oven, four ring electric hob, tiled splashback space for fridge, breakfast bar, wood effect vinyl flooring, door to cellar, open access to utility room and UPVC double glazed frosted door to rear.

Utility

9'10 x 9'10 (3.00m x 3.00m)

UPVC double glazed window, wood wall and base units, plumbing for dishwasher, plumbing for washing machine, one and half bow stainless steel sink with draining board and mixer tap, space for fridge and door to WC.

WC

3'3 x 3'2 (0.99m x 0.97m)

Lower Ground Floor

Cellar

18'6 x 16'8 (5.64m x 5.08m)

Workbench and Worcester boiler.

First Floor

Landing

Stairs to second floor and doors to two bedrooms, bathroom and WC.

Bedroom One

18'4 x 13'10 (5.59m x 4.22m)

UPVC double sash glazed window and central heating radiator.

Bedroom Two

13'0 x 12'1 (3.96m x 3.68m)

UPVC double glazed sash bow window, UPVC double glazed sash window, central heating radiator and storage cupboard.

Bathroom

10'3 x 9'4 (3.12m x 2.84m)

UPVC double glazed frosted window, central heated towel rail, pedestal wash basin with traditional taps, freestanding ball and claw roll top bath with traditional taps and rinse head, electric feed shower in enclosure, tiled elevations and vinyl flooring.

WC

6'0 x 3'2 (1.83m x 0.97m)

Low flush WC, vanity top wash basin with mixer tap, part tiled elevations and vinyl flooring.

Second Floor

Landing

Doors to four bedrooms and shower room.

Bedroom Three

10'3 x 10'0 (3.12m x 3.05m)

UPVC double glazed sash window and central heating radiator.

Bedroom Four

13'0 x 12'3 (3.96m x 3.73m)

UPVC double glazed sash window and central heating radiator.

Bedroom Five

10'10 x 7'8 (3.30m x 2.34m)

UPVC double glazed sash window and central heating radiator.

Bedroom Six

14'2 x 10'3 (4.32m x 3.12m)

UPVC double glazed sash window and central heating radiator.

Shower Room

6'6 x 5'2 (1.98m x 1.57m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin with mixer tap, electric feed shower in enclosure, part tiled elevation and tiled flooring.

External

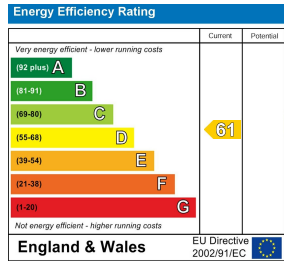
Rear

Enclosed concrete yard with gated access to rear.

Front

Tarmac driveway.





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