



15 Grayrigg Drive, Morecambe, Lancashire, LA4 4UJ

Ready to move in and located within moments of a whole host of amenities, is this well presented two bedroom mid-terraced property on Grayrigg Drive. Tastefully decorated throughout, the deceptively spacious property will suit a range of buyers from first timers to rental investors and will appeal to purchasers looking for a minimal maintenance home in a popular location. Situated in the Westgate area of Morecambe, the exciting addition to the market benefits from being within a short distance of a wide range of amenities including supermarkets, local shops, doctors surgery and highly regarded schools. The location also provides great travel links with the new Bay Gateway bypass enabling easy access to the M6 motorway, along with plenty of bus routes taking commuters to the nearby town centre of Morecambe, or straight into the heart of Lancaster city centre. The internal layout briefly comprises on the ground floor of a sizeable open plan lounge / diner complete with storage cupboard and under stairs office space, plus a good sized fitted kitchen with access leading out to the rear garden. Occupying the first floor are the two excellent sized double bedrooms and a large family bathroom. Externally, the property boasts a mixture of paved, gravel and raised decked seating areas to the rear which allow plenty of space for potted plants and relaxing garden furniture. To the front is a minimal maintenance gravel garden which could potentially be covered into off road parking, adding to the un restricted on street parking also found at the front.



Ground Floor

Lounge Diner

12'7" by 22'7" (3.84 by 6.89)

Open plan lounge diner with laminate flooring, double glazed window to front aspect, ceiling lights and access to under stairs storage cupboard. Nest central heating control point.

Kitchen

12'6" by 10'0" (3.83 by 3.06)

Modern fitted kitchen with a range of base and wall mounted units, stand alone electric cooker, plumbing for washing machine, space for a large fridge freezer, sink and drainer unit. Door leading out to rear garden, double glazed window to rear aspect, radiator and ceiling lights.

First Floor

Bedroom One

12'7" by 12'0" (3.84 by 3.66)

Large double bedroom, double glazed window to front aspect, radiator and ceiling light.

Bedroom Two

12'6" by 10'1" (3.83 by 3.09)

Double bedroom, double glazed window to rear aspect, laminate flooring, radiator and ceiling light.

Bathroom

6'0" by 10'2" (1.84 by 3.11)

Three piece suite comprising of a panel bath with shower over, low flush WC and pedestal wash hand basin. Tiled flooring, towel radiator and ceiling lights.

External

Mixture of gravel, patio and raised decked seating areas, large storage shed, space for potted plants and table and chairs. To the front is a small gravelled garden with potential to be made into off street parking. Unrestricted on street parking.





