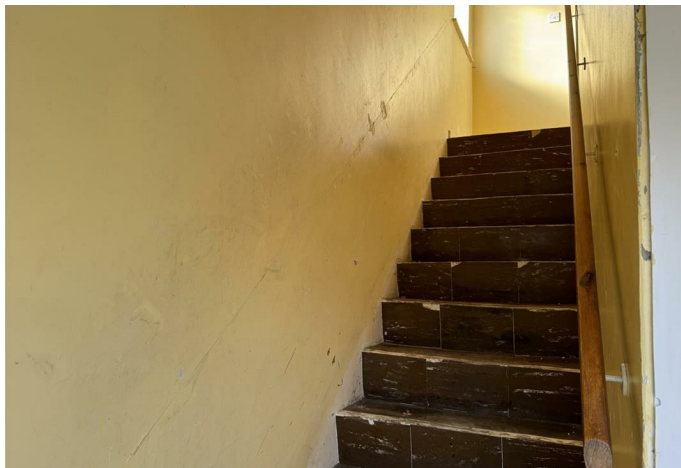




## 32 Grayrigg Drive, Morecambe, LA4 4UJ

Are you looking for an exciting project? This blank canvas offers purchasers the opportunity to create their dream home. With two bedrooms, a large living room, a spacious kitchen, off road parking, garage and a garden, this first floor flat requires full renovation throughout. Within walking distance of amenities including two national supermarkets, local shops and excellent transport links. No Chain.

Grayrigg Drive is situated in a convenient, yet discreet area of Westgate in Morecambe. This exciting property is located a short drive from the Bay Gateway, providing excellent access to the M6 Motorway. Bare Train Station is also located a short drive away, giving access to Lancaster, and the West Coast Mainline, providing buyers transport links to further afield. With the village of Torrisholme located a 5 minute driveway, this property is surrounded by vibrant communities.



## Layout (With Approx. Dimensions)

### Entrance

Entered via a UPVC double glazed door with stairs leading to the first floor.

### First Floor Landing

With a UPVC double glazed window and access to a loft space. With a built-in storage cupboard housing a gas central heating boiler and meters.

### Kitchen

Fitting with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted with a freestanding Beko oven, with grill and a four ring gas hob. With plumbing for washing machine, space for a tumble dryer and a fridge freezer. With a UPVC double glazed window, and space for a small dining table.

### Living Room

Fitted with a feature gas fireplace set in a wooden surround. With a UPVC double glazed window, downlighters and decorative coving.

### Bedroom Two

Fitted with a UPVC double glazed window, overlooking the rear of the property.

### Bedroom One

A spacious room, fitted with a UPVC double glazed window and a wall mounted electric storage heater.

### Shower Room

Modernised in recent times, this room is fitted with a three-piece suite comprising a WC, A wash handbasin set in a bathroom cabinet and a corner shower with sliding glass doors and tiled surround. A UPVC double glazed frosted window completes this room.

### Outside

To the front of the property, a path leads to the front door, and extends around the property leading to the side, where a laid to lawn garden can be found. With mature hedging and planted borders, this provides the perfect place for

entertaining family and friends. To the rear, a garage can be found with off road parking in front for one car.

### Garage

Fitted with an entrance door light and power. This garage requires work, however provides the perfect base for somebody to build a new garage or simply turn into further parking or additional garden space.

### Services

Mains electric, mains gas, mains water and mains drainage.

### Council Tax

Band A - Lancaster City Council.

### Tenure

Leasehold - Held on a balance of 999 from the 1st November 1976, with 951 years remaining. With a peppercorn ground rent and a one eighth maintenance charge to upkeep the shared external areas to the property such as driveway parking.

### Viewings

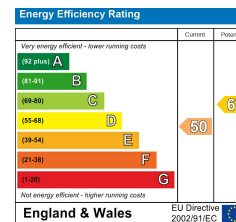
Strictly by appointment with Houseclub Estate Agents, Lancaster.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







# Your Award Winning Houseclub

