



PROCTORS

ESTATE AGENTS

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40 Hadrian Road, Morecambe, LA3 3BX

"Offers In Regions Of" £259,000

A three or four bedroomed detached house (ground floor study or 4th bedroom) with 2 bathrooms on a relatively new, popular residential estate very conveniently located adjacent to the Heysham/M6 Junction 34 link road. The property has the benefit of a quiet short cul-de-sac position with off street parking and an enclosed secure rear garden. Gas central heating and PVC double glazing are both installed. Viewings are highly recommended.



40 Hadrian Road, Morecambe

TENURE

We are advised the property is Freehold but any prospective purchaser should seek clarification from their solicitor

GROUND FLOOR HALL

Laminate flooring

LOUNGE

12' 5" x 10' 5" (3.8m x 3.2m) (max) Laminate flooring, radiator, bay window

DINING AREA

10' 2" x 7' 6" (3.1m x 2.3m) Radiator, patio doors leading to rear garden

KITCHEN

10' 2" x 8' 10" (3.1m x 2.7m) Matching range of base and wall units with worktops, part tiled splash back, laminate flooring, stainless steel single drainer sink unit, integral gas hob and electric oven, space for dishwasher and fridge, under stairs larder cupboard off

UTILITY ROOM

7' 2" x 4' 11" (2.2m x 1.5m) Base cupboard unit with worktop, plumbed for washer, laminate flooring, radiator

TWO-PIECE CLOAKROOM

5' 2" x 2' 7" (1.6m x 0.8m) WC, wash basin with tiled splashback, radiator, cloaks rail

STUDY/BEDROOM 4

16' 4" x 8' 0" (5m x 2.45m) Built in wall shelving, radiator

STAIRS TO FIRST FLOOR LANDING

Walk in storage and boiler cupboards

BEDROOM 1

11' 9" x 10' 9" (3.6m x 3.3m) (max) Built in wardrobes, radiator

EN-SUITE BATHROOM

5' 6" x 4' 7" (1.7m x 1.4m) Laminate flooring, shower, WC, wash basin, part tiled walls and window bottom

BEDROOM 2

17' 0" x 8' 2" (5.2m x 2.5m) Plus alcove, built in wardrobes, radiator

BEDROOM 3

10' 2" x 8' 10" (3.1m x 2.7m) Plus built in wardrobes, radiator



Tenure
Ground Rent
Council Tax Band
Local Authority
EPC Rating

Freehold

Band D
Lancaster City Council
72

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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FAMILY BATHROOM

6' 10" x 5' 6" (2.1m x 1.7m) Panelled bath with shower over, part tiled walls, wash basin, WC, vinyl flooring, chrome towel rail/radiator

OUTSIDE

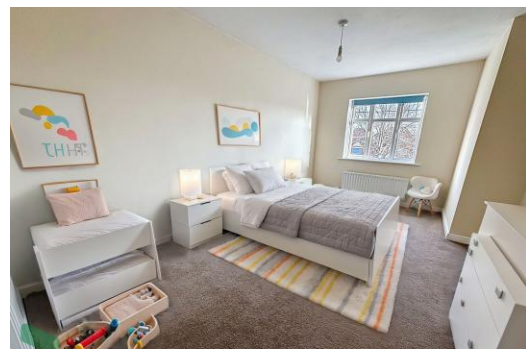
2 car parking spaces to the front, enclosed rear garden, side path, shed (2.7m x 2.6m externally)

PLEASE NOTE

VIEWINGS ARE TO BE ARRANGED THROUGH PROCTORS AND ARE BY APPOINTMENT ONLY. WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

VIRTUAL STAGING DISCLAIMER

Please note that this property has been virtually staged on some of the photos. The furnishings and décor shown are for illustrative purposes only.



Proctors Darwen

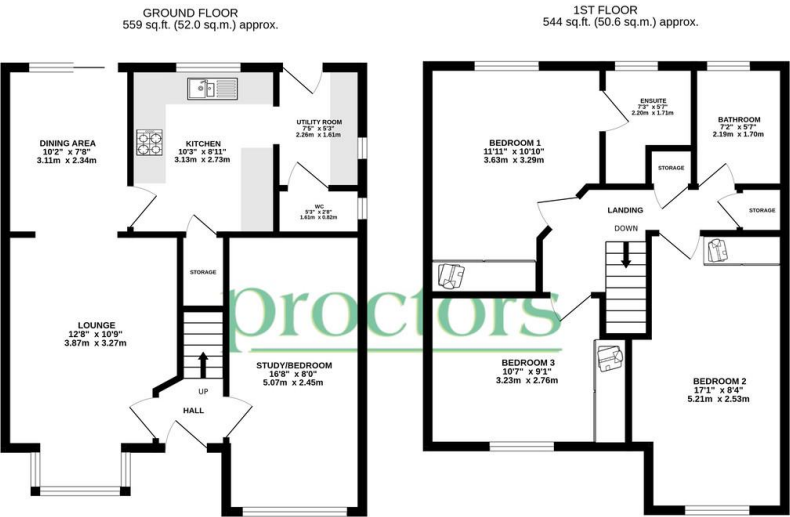
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40 HADRIAN ROAD - MARKETING BY PROCTORS ESTATE AGENTS

TOTAL FLOOR AREA: 1104 sq.ft. (102.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		B2 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		