



16 Rysdale Crescent,
Morecambe, LA4 4RS

16, Rysdale Crescent, Morecambe

The property at a glance 2 1 1

- Semi Detached Property
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom
- Enclosed Rear Garden
- Freehold
- Council Tax Band B
- EPC Rating: TBC

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£170,000

Get to know the property



We are pleased to offer for sale this beautifully presented 2 bedroom semi detached home. Situated within a popular Cul-de-sac, close by to local amenities, the seafront and access to the M6 link. This would be the perfect home for first time buyers or those looking to downsize.

As you enter the property you will find a modern fitted kitchen to the left that overlooks the front garden. You are then greeted by a spacious lounge that leads through to a generously size conservatory, the perfect space for dining. Upstairs you will find a stylish three piece bathroom and two double bedrooms, one of which benefits from fitted wardrobes. Externally, there are gardens to the front and a private rear garden plus an allocated parking space.

This property must be viewed to appreciate the accommodation on offer.



Ground Floor

Entrance Hallway

2.84m x 1.85m (9'4 x 6'1)

Stairs to the first floor and doors to kitchen and reception room.

Kitchen

2.64m x 1.96m (8'8 x 6'5)

UPVC double glazed window, range of wall and base units with wood effect surfaces and tiled splashbacks, stainless steel sink with mixer tap, electric oven with four ring electric hob, extractor hood, plumbing for washing machine, space for fridge freezer, boiler and laminate flooring.

Reception Room

4.37m x 3.96m (14'4 x 13')

UPVC double glazed window, central heating radiator and UPVC double glazed French doors to the conservatory.

Conservatory

4.27m x 3.96m (14' x 13')

UPVC double glazed windows, laminate flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

Doors to two bedrooms and bathroom.

Bedroom One

Two UPVC double glazed windows, central heating radiator and fitted storage.

Bedroom Two

3.96m x 2.54m (13' x 8'4)

UPVC double glazed window and central heating radiator.

Bathroom

1.93m x 1.93m (6'4 x 6'4)

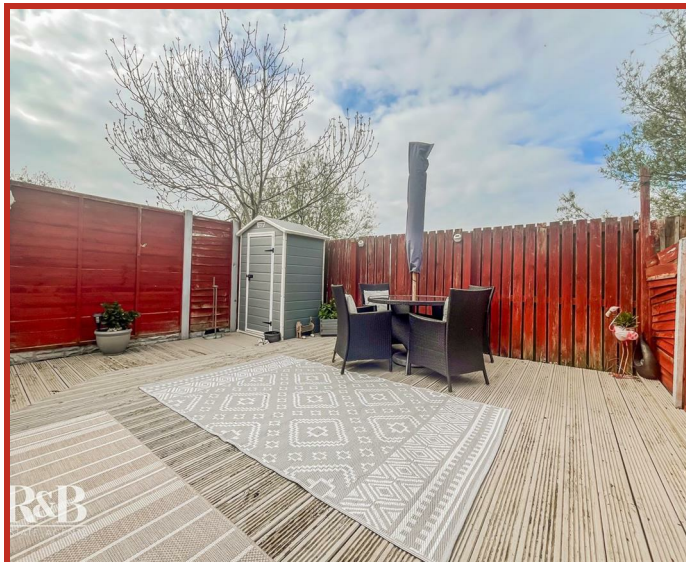
UPVC double glazed window, central heating radiator, panelled bath with shower overhead, vanity top wash basin, low basin WC, extractor fan and laminate flooring.

External

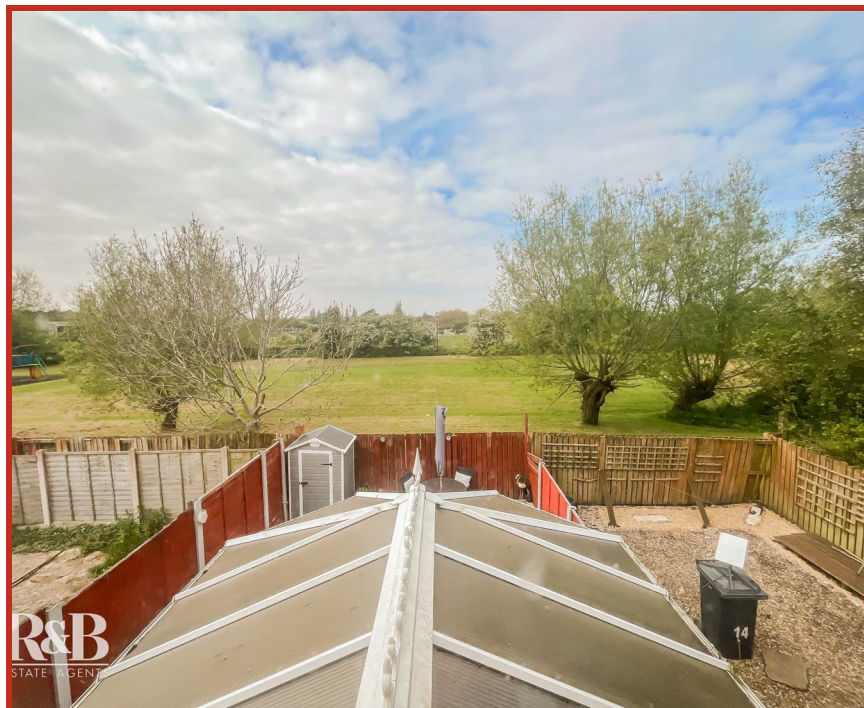
Rear

Enclosed decked garden.

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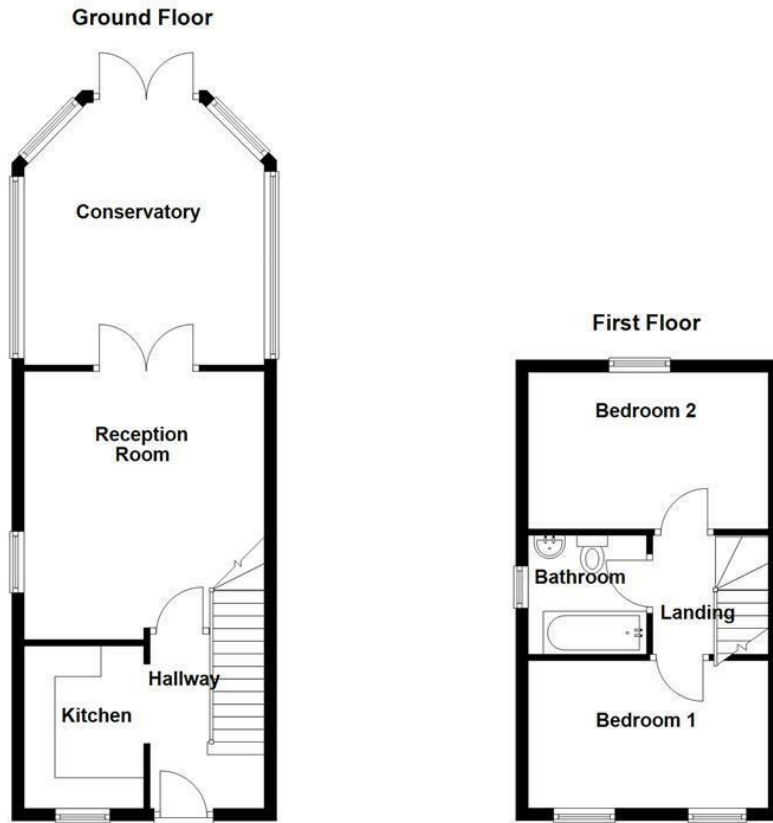
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Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | |
| (65-80) C | | |
| (55-64) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (65-80) C | | |
| (55-64) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |