



121 Lockerbie Avenue,  
Anchorsholme, FY5 3EP

**£175,950**

This End Garden Terraced Home has been **EXTENDED** to the side, the rear and into the roof space, so affords fantastic levels of accommodation to include four Bedrooms, two Reception areas AND an 'L' shape Breakfast Kitchen. The theme of space continues externally with a super rear Garden around 50' in length and **LOADS** of Parking.

- Lounge
- 'L' shape Breakfast Kitchen
- Dining Area
- Four Bedrooms
- Four piece Bathroom
- UPVC double glazing
- Gas central heating
- Gardens - around 50 to the rear
- Garage, open carport and Parking

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**Entrance Porch:** UPVC double glazed doors.

**Lounge:** 16'1" x 12'2" (4.90 m x 3.71 m) Feature fireplace, Coved ceiling, Wood effect laminate flooring, Meter cupboard, Stairs leading to the first floor, Boiler, Radiator. Arch to:-

**Kitchen:** 17'8" x 16'1" (5.38 m x 4.90 m) L-shaped. Fitted wall and base cupboard units with complementary work surfaces, Sink unit with mixer tap and drainer, Integrated oven and hob with extractor fan over, Plumbed for washing machine, Wood effect laminate flooring, UPVC double glazed window and door, Radiator.

**Dining Area:** 6'10" x 7'5" (2.08 m x 2.26 m) UPVC double glazed sliding doors to the rear, Radiator.

**First Floor:**

**Landing:** Radiator, Stairs to second floor.

**Bedroom 1:** 12'6" x 10'0" (3.81 m x 3.05 m) Fitted wardrobes, UPVC double glazed bay window, Radiator.

**Bedroom 2:** 14'7" x 8'8" (4.44 m x 2.64 m) L-shaped. UPVC double glazed windows, Radiator.

**Bedroom 3:** 12'0" x 7'7" (3.66 m x 2.31 m) UPVC double glazed window, Radiator.

**Bathroom:** Four piece suite comprising; Corner bath, Shower cubicle, Vanity wash basin, Low flush WC, UPVC double glazed window, Radiator.

**WC:** Low flush WC, Wash basin, UPVC double glazed window, Radiator.

**Second Floor:**

**Bedroom 4:** 17'10" x 9'10" (5.44 m x 3.00 m) Eaves storage, Double glazed Velux window, Radiator.

**Outside:**

**Front:** Mainly concreted.

**Rear:** Approximately 50' in length. A combination of lawn and paved areas.

**Parking:** Garage and car port with private drive.

**Heating:** Gas central heating (NOT TESTED).

**Tenure:** We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

**Council Tax:** Band - B £1860.61 (2025/26)





**Directions:** Travel inland along Red Bank Road turning left at the roundabout into Devonshire Road. Continue along until reaching the first set of traffic lights, turn right into Warren Drive then turn second left into Lockerbie Avenue.

**General Disclaimer:** Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

**Photography:** Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



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Lockerbie Avenue

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