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First class buys at **second hand prices**



**1a Battismore Road,  
Morecambe LA4 4QG**

**£79,995**



- **Double glazing and gas central heating throughout**
- **Conveniently located for Morecambe Town Centre**
- **Easy access to range of amenities**
- **Ideal first time purchase**
- **Garden to rear**

For more information Call: **0800 559 3501**  
or email: **info@partexchangebargains.co.uk**

Property reference: PXB107



## 1a Battismore Road, Morecambe LA4 4QG

This individual one bedroom detached house offers accommodation comprising of entrance porch, lounge dining/kitchen, double bedroom, bathroom and study. Outside there is a garden to the rear. The property benefits from double glazing and a gas central heating system. The house is in a residential location convenient for Morecambe town centre and easy access to a range of amenities including shops library and town railway station. The property would make an ideal first time purchase or as an alternative to a flat. Viewing is strictly by appointment through the vendors agent

### ENTRANCE PORCH

UPVC double glazed entry door and window gas and electric meters.

### LOUNGE

**3.99m x 3.4m (13'1" x 11'1")**

Gas fire covered ceiling UPVC double glazed window to the front radiator power and light.

### DINING/KITCHEN

**3.98m x 2.56m (13'0" x 8'4")**

Range of matching base drawer and wall units with work surfaces sink and drainer unit. Gas cooker point UPVC double glazed window to the rear and UPVC double glazed side entry door. Baxi gas central heating boiler under stairs pantry power and light.

### FIRST FLOOR LANDING

UPVC double glazed window radiator loft access hatch linen cupboard power and light.

### BEDROOM

**3.4m x 3.99m (11'1" x 13'1")**

UPVC double glazed window to the front radiator power and light.

### STUDY/STOREROOM

Range of fitted shelving UPVC double glazed window power and light.

### BATHROOM/WC

Fitted with a three piece suite comprising panelled bath pedestal wash hand basin and low level WC. UPVC double glazed window radiator and light point.

### EXTERNALLY FRONT

Access pathway to the front.

### REAR

Triangular shaped garden.



TERMS AND CONDITIONS: Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements are approximate. Fixture, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. All photographs shown are for general guidance only and it cannot be inferred that any item shown is included in the sale.