



37 Christie Avenue

Morecambe, LA4 5UN

Attractive End Town House with 2 Bedrooms,
Kitchen/Diner, Large Rear Garden & Parking

NO CHAIN £85,000 NO CHAIN

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Description

An attractive former local authority End Town House having been modernised and improved. The 2 bedroom accommodation has a spacious lounge with modern fitted kitchen diner with split level cooker and lovely modern bathroom in white with over bath shower unit. There is a garden area to the front along with off street parking and to the rear is a larger than average garden with patio. UPVC Double glazing and gas central heating make the property a smashing first time purchase at a very fair asking price.

Entrance

UPVC decorative double glazed panelled entrance door.

Entrance Hall

Staircase leading to first floor landing. Central heated radiator. Central heating thermostat. Ceiling light point.



Lounge (4.20m x 4.15m or 13'09" x 13'07")

Feature fireplace providing hearth and mantle with fitted coal effect electric fire. UPVC Double glazed window with front outlook. Central heating radiator. Television point. Telephone point. Power and light.



Kitchen Diner



Kitchen Diner (5.21m x 2.46m or 17'00" x 8'00")

Single drainer stainless steel sink with base unit in medium oak. Range of matching units, wall, drawer, display and base units providing complementary roll top working surfaces incorporating: 4 ring gas hob with oven beneath and pull out extractor above. Attractive splash back and ceramic floor tiling. UPVC Double glazed window with side outlook. Obscured UPVC double glazed panelled door and side windows leading to rear garden. Plumbed for automatic washing machine. Large understairs storage cupboard with tiled floor (to match kitchen) housing electric meters and light point. Central heating radiator. Dining area. Power and light.

First Floor Landing

Access to loft. Power and light.



Bedroom 1

Bedroom 1 (4.25m x 3.20m or 14'00" x 10'06")

UPVC Double glazed window with front outlook. Spacious built-in wardrobe cupboard with sliding mirror doors providing hanging space, shelving and storage. Built-in shelved corner cupboard. Central heating radiator. Power and light.



Bedroom 2 (3.40m x 2.74m or 11'00" x 9'00")

UPVC Double glazed window with rear garden outlook. Central heating radiator. Power and light.



Bathroom/WC

Modern 3 piece suite in white comprising: Pedestal wash basin, low flush WC and twin grip bath with wall mounted 'Mira' over bath shower. Stainless steel furnishings. Part tiled walls to match extending to fully tiled shower splash back. Recess with 6 fitted shelves. Central heating radiator. UPVC Obscured double glazed window. Ceiling light point.

Outside

Wrought Iron Gates leading to: -

Front Garden

Concrete driveway providing off street parking. Planted garden area.



Large Garden to Rear

Paved patio. Garden area with wooden fence panel surround.

Tenure: Freehold

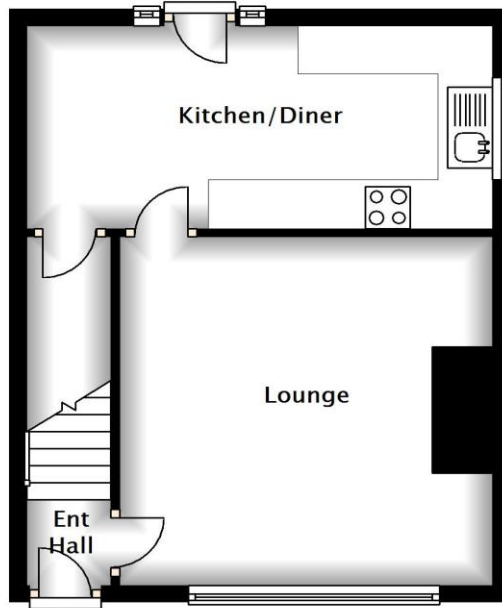
Property Banding: A

09.09.2011 Ref.3596

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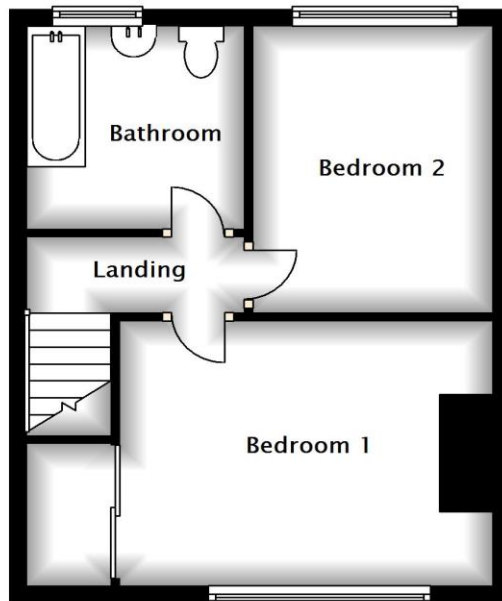
Ground Floor

Approx. 33.9 sq. metres (364.7 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



Total area: approx. 67.5 sq. metres (726.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, all measurements and rooms 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 can be given. GF Property Sales.
Plan produced using The Mobile Agent.

Viewing by appointment please telephone 01524 401 402

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