



Bryn House, 7 Bryn Grove,

Hest Bank, Lancaster, LA2 6EX

Attractive Detached House with 4 Bedrooms, En-Suite,
2 Reception Rooms, Conservatory, Gardens & Garage

28.04.2012 Reduced From £395,000 to:

£375,000

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Description

An attractive Detached House with 'Twin Pillar' entrance and extremely generous family living accommodation boasting 4 bedrooms, one with en-suite. The spacious lounge (16'x16') along with a formal dining room, garden aspect conservatory, kitchen diner and utility room, cloaks, cloaks/WC, study and separate shower room with sauna. There is gas central heating, UPVC double glazing, gardens, outbuilding and detached garage. The sea views are to the rear of the property looking over countryside, Morecambe Bay towards Cumbria and beyond. Enjoying a private position within a delightful prestigious Cul-de-sac of other favourable properties.

Entrance with twin pillars open porch.



Entrance

UPVC Entrance door with UPVC obscured double glazed side window panels. Spindled staircase leading to first floor landing. Open understairs area. Central heating radiator. Coved ceiling. Power and 2 x Wall light points. Picture light point. Smoke detector.

Walk-in Cloaks room

Fitted hanging space, shelving and storage. Single panelled central heating radiator. Ceiling light point.

Ground Floor WC

2 Piece suite in white comprising: pedestal wash basin. Low flush WC. 'Georgian Style' UPVC obscured double glazed window. Ceramic tiled floor. Central heating radiator. Dado rail. Coved ceiling. Security alarm panel. Ceiling light point.

Study

Approx 2.89m x 2.54m (9'05" x 8'04")

'Georgian Style' UPVC double glazed window with side aspect. Laminate panelled walls and flooring. Single panelled central heating radiator. BT point Power and light.



Lounge

Approx 4.96m x 4.86m (16'03" x 15'11")

Expansive lounge with feature fireplace providing decorative mantle with marble inset and hearth. Coal effect living flame gas fire. 'Georgian Style' UPVC double glazed window with Easterly front outlook. Double panelled central heating radiator. Dado rail. Coved ceiling. 4 x Wall light points. Television & sky point. Power and light.

Dining Room

Approx 3.67m x 3.63m (12'00" x 11'10")

A formal room with double panelled central heating radiator. Dado rail. Coved ceiling. Serving hatch. Power and 3 x Wall light points. Ceiling light point.

UPVC double glazed patio doors leading to: -



Conservatory

Approx 4.02m x 2.68m (13'02" x 8'09")

A garden aspect room with UPVC double glazed window incorporating double 'French doors' leading to rear patio and garden.



Kitchen Diner

Approx 4.26m x 3.61m (13'11" x 11'10")

Inset 1 ½ bowled single drainer sink unit with base. Range of matching 'soft closing' wall, drawer, display and base units providing contrasting roll top working surfaces. Integrated larder fridge and 'Miele' automatic dishwasher. Electric and gas cooker point. Serving hatch. Corner pull out carousel unit and pan drawers. 'Georgian Style' UPVC double glazed window with rear garden outlook. Panelled ceiling. Power and down lighting.

Utility Room

Approx 3.64m x 1.99m (11'11" x 6'06")

Single drainer stainless steel sink with base unit. Range of matching wall and base units providing contrasting roll top working surfaces (to match kitchen). Wall mounted 'Vaillant' gas central heating boiler. Plumbed for automatic washing machine and tumble dryer. Space for American fridge freezer. Georgian style UPVC double glazed window with rear outlook. Power and light.

First Floor Landing

Spindled balustrade 'Georgian Style' UPVC double glazed window with front outlook. 2 x Single panelled central heating radiators. Access to loft. Power and 2 wall light points. Picture light. Coved ceiling. Power and light.



Bedroom 1

Approx 5.01m x 4.86m (16'05" x 15'11")

'Georgian Style' UPVC double glazed window providing lovely Countryside outlook to front elevation. Single panelled central heating radiator. Coved ceiling. Ceiling rose. Telephone point. Power and light.

En-Suite

Stylish 3 piece suite in white comprising pedestal wash basin. Low flush WC. Panelled bath. Fully tiled walls and floor to complement. Over bath mixer shower unit. Fitted shower screen. Wall mounted heated towel rail/radiator. Shaver point. Extractor fan. Down lighting.



Bedroom 2

Approx 3.63m x 2.96m (11'11" x 9'08")

'Georgian Style' UPVC double glazed window with lovely rear outlook over Morecambe Bay towards Cumbria and beyond. Double panelled central heating radiator. Power and light.



Bedroom 3

Approx 3.62m x 2.44m (11'10" x 8'00")

'Georgian Style' UPVC double glazed window providing lovely distant outlook over Morecambe Bay towards Cumbria and beyond. Single panelled central heating radiator. Power and light.

Bedroom 4

Approx 3.28m x 2.45m (10'09" x 8'00")

'Georgian Style' UPVC double glazed window with fabulous distant outlook over Morecambe Bay towards Cumbria and beyond. Single panelled central heating radiator. Laminate floor. Coved ceiling. Power and light.



Bathroom/WC

Stylish 5 piece bathroom suite in white comprising pedestal; wash basin. Low flush WC. Bidet. Corner Jacuzzi bath and corner step-in shower cubicle housing wall mounted shower unit. Fully tiled walls and floor to complement. Cylinder airing cupboard housing modern Santon Premier Plus water system. 'Georgian Style' UPVC obscured double glazed window. Double panelled central heating radiator. Panelled ceiling. Down lighting.

Sauna/Shower Room

Fitted Pinewood sauna by 'Norpe-Saunas of Finland' separate step-in shower unit with shower (requires attention). Fully tiled walls and floor to complement. Down lighting.

Outside

Garage

Approx 4.85m x 3.77m (15'10" x 12'04")

Metal up and over door. Timber casement single glazed window. Power and light.



Front Garden

Formal shaped lawn with attractive borders and mature trees. External lighting. Lamp standard and mail box. External gas and electric meter. Golden gravel areas. External power socket.





Stone bordered Rear Garden

Lawn with mature flower borders. Patio. Security lighting. External water supply.

Outbuilding 18'03" x 9'07" (5.56m x 2.94m)

Requires attention.



Partial Sea Views.

Tenure : Freehold

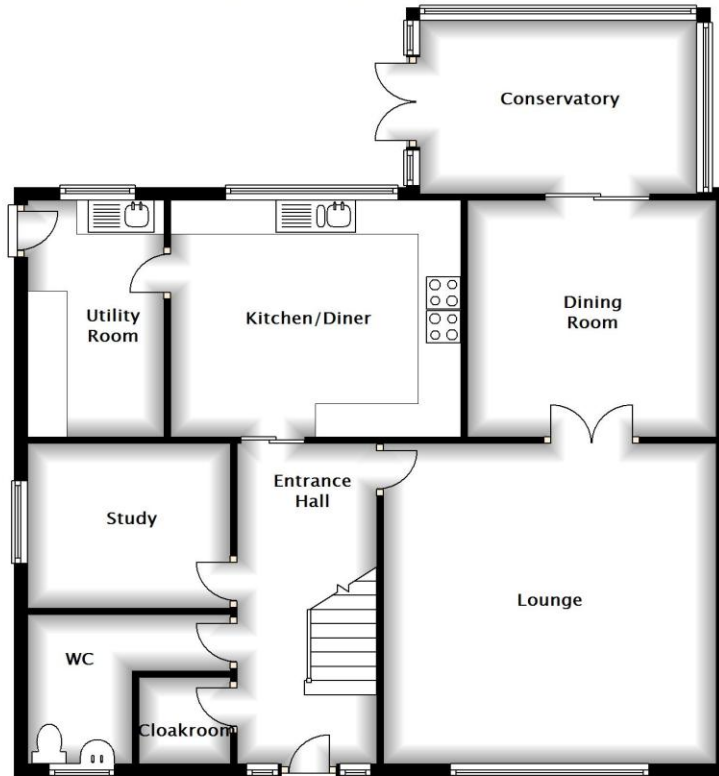
Property Banding : F

03.01.2012 Ref. 3606

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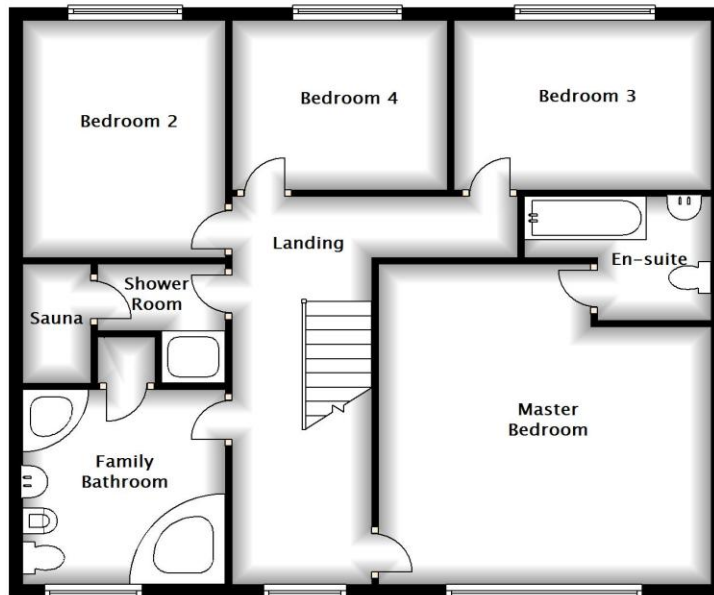
Ground Floor

Approx. 96.1 sq. metres (1034.9 sq. feet)



First Floor

Approx. 84.6 sq. metres (911.1 sq. feet)



Total area: approx. 180.8 sq. metres (1946.1 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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