



10 Beecham Street  
Morecambe, LA4 5JD

2 Bedroom Mid Terraced Property Situated in the Old Fishing Village of Poulton

26.5.2010 Reduced from £80,000 to: -

**NO CHAIN £70,000 NO CHAIN**  
**'OVER 25 YEARS OF SELLING PROPERTY LOCALLY'**

37 Princes Crescent, Bare Village, Morecambe, Lancs, LA4 6BY

Company No. 4522754 Registered in England and Wales.

Telephone 01524 401 402



### Description

A 2 Bedroom Mid Terraced House situated in a Cul-de-sac location within the old fishing village of Poulton close to the promenade. The property benefits from having a gas central heating system, part double glazing and no upward chain. The accommodation briefly comprises lounge, kitchen, stairs to first floor landing, bedroom to front and large family sized shower room, stairs to second floor and spacious second bedroom. Externally there is an enclosed yard area to rear. Viewings are recommended and by appointment.

### Vestibule

Timber casement part double glazed front door with single glazed inner door.

### Lounge

Approx 13'06" x 11'03" (4.12m x 3.42m)

UPVC double glazed window to front. Living flame coal effect gas fire with feature fireplace surround extending to alcove providing television, dvd and ornamental display shelving. Double panelled central heating radiator. Telephone point. Television point. Power and light.

### Kitchen

Approx 13'04" x 7'00" (4.07m x 2.15m)

Comprising range of wall, drawer and base units, single drainer sink unit. Work surface areas. Power and light. Wall mounted 'Glow-worm' gas central heating boiler. Single panelled central heating radiator. Plumbed for automatic washing machine. UPVC double glazed window. Single glazed frosted window and timber panel double glazed door to rear.

### Landing

Single panelled central heating radiator. Single glazed frosted window. Power and light.



### Bedroom 1

### Bedroom 1

Approx 13'06" x 9'11" (4.11m x 3.04m)

Including depth of wardrobes.

UPVC double glazed window to front. Single panelled central heating radiator. Fitted wardrobes and storage. Power and light.



### Shower Room

Large family sized shower room with 3 piece suite comprising tiled shower cubicle with folding shower screen door and shower screen. Pedestal wash basin. Low flush WC. Tiled walls to complement. Single panelled central heating radiator. UPVC double glazed frosted window. Power and light.

### Second Floor

Staircase to second floor.

### Bedroom 2

Approx 15'05" x 10'10" (4.70m x 3.31m) including depth of wardrobes.

Double glazed roof light window. Fitted wardrobes and shelved storage. Power and light.

### Outside

### Rear Yard

Walled yard area to rear with flagging and gate to rear access lane.

Tenure: Freehold

Property Banding: A

09.06.2008 Ref. 2637

IMPORTANT: Photographs are reproduced for general information only therefore it must not be inferred that any items shown are included for sale within the property.

### 'Business Opening Times'

Mon - Fri	9am - 5pm
Sat	9am - 4pm
Sun	1pm - 4pm

FOR URGENT BUSINESS CONTACT: -

Gerry Farrell 07734 383334

Viewing by appointment please telephone 01524 401 402

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