



## 20 Mount Avenue

Bare, Morecambe, LA4 6DJ

A Purpose Built & Spacious Ground Floor Apartment with  
2 Bedrooms, Driveway, Garden & Garage

31.03.2012 Reduced From £139,950 to:-

**£132,950**

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## Description

A spacious (over 850 square feet) and modernised purpose built 2 bedroom ground floor apartment on the prestigious Mount Avenue. The well proportioned accommodation comprises: entrance hall with study area, lounge, 2 bedrooms, modern kitchen and 4 piece bathroom. The property was refurbished in 2008 and benefits from UPVC double glazing and gas central heating. Externally there is a driveway, front garden, garage, shared drying area and external utility room. Conveniently situated close to Princes Crescent Shopping Arcade, Happy Mount Park, Morecambe Promenade and transport links. Internal viewing is strongly recommended to appreciate the accommodation and location on offer.

## Entrance

UPVC obscured double glazed panelled door leading to: -

## Porch

UPVC double glazed windows. Ceiling light point. Timber casement obscured single glazed panelled door with matching side panels leading to: -



## Entrance Hall

Central heating radiator. Central heating thermostat. Understairs storage cupboard. Fitted cupboards and shelving units. 2 x Telephone point. Power and light. Ideal as a study area.



## Lounge

**Approx 4.82m x 4.38 (15'09" x 14'04")**

Feature fireplace providing hearth and mantel with inset dual fuel fire. UPVC double glazed bay window with front outlook. Central heating radiator. Telephone point. Coved ceiling. Power and light.



## Kitchen

**Approx 3.62m x 2.98m (11'10" x 9'09") maximum.**

Single drainer stainless steel sink with single base unit. Range of modern wall, drawer and base units with contrasting roll top working surfaces incorporating 'Belling' 4 ring electric hob with extractor fan above

and raised 'Delonghi' electric fan oven. Splash back tiling to complement. Plumbed for automatic washing machine and automatic dishwasher. Space for freestanding fridge freezer. UPVC double glazed window with side outlook. Central heating radiator. Power and light. Opens to inner hall and rear porch.



#### **Bedroom 1**

**Approx 4.22m x 3.92m (13'10" x 12'10")**

UPVC double glazed window with rear outlook. Central heating radiator. Coved ceiling. Laminate flooring. Television aerial. Power and light.



#### **Bedroom 2**

**Approx 3.62m x 3.00m (11'10" x 9'10")**

UPVC double glazed window with rear outlook. Central heating radiator. Coved ceiling. Power and light.



#### **Bathroom**

4 piece suite in white consisting of low flush WC, pedestal wash basin, panelled bath and separate shower cubicle. Part tiled walls to complement. UPVC

obscured double glazed window. Wall mounted heated towel rail. Ceiling light point.

#### **Outside**



#### **Front Garden**

Paved area (could be used for parking)

**Tarmac driveway leading to: -**



#### **Garage**

**Approx 5.40m x 2.59m (17'08" x 8'05")**

Up and over door. Water tap. Power and light.

#### **Rear Garden**

Shared drying area.

#### **Access to Utility Room**

**Approx 7'10" x 3'06" (2.40m x 1.09m)**

Power and light.

#### **Other Information**

- Two phone lines to property
- Under floor storage area
- Pets allowed

#### **Tenure: Leasehold**

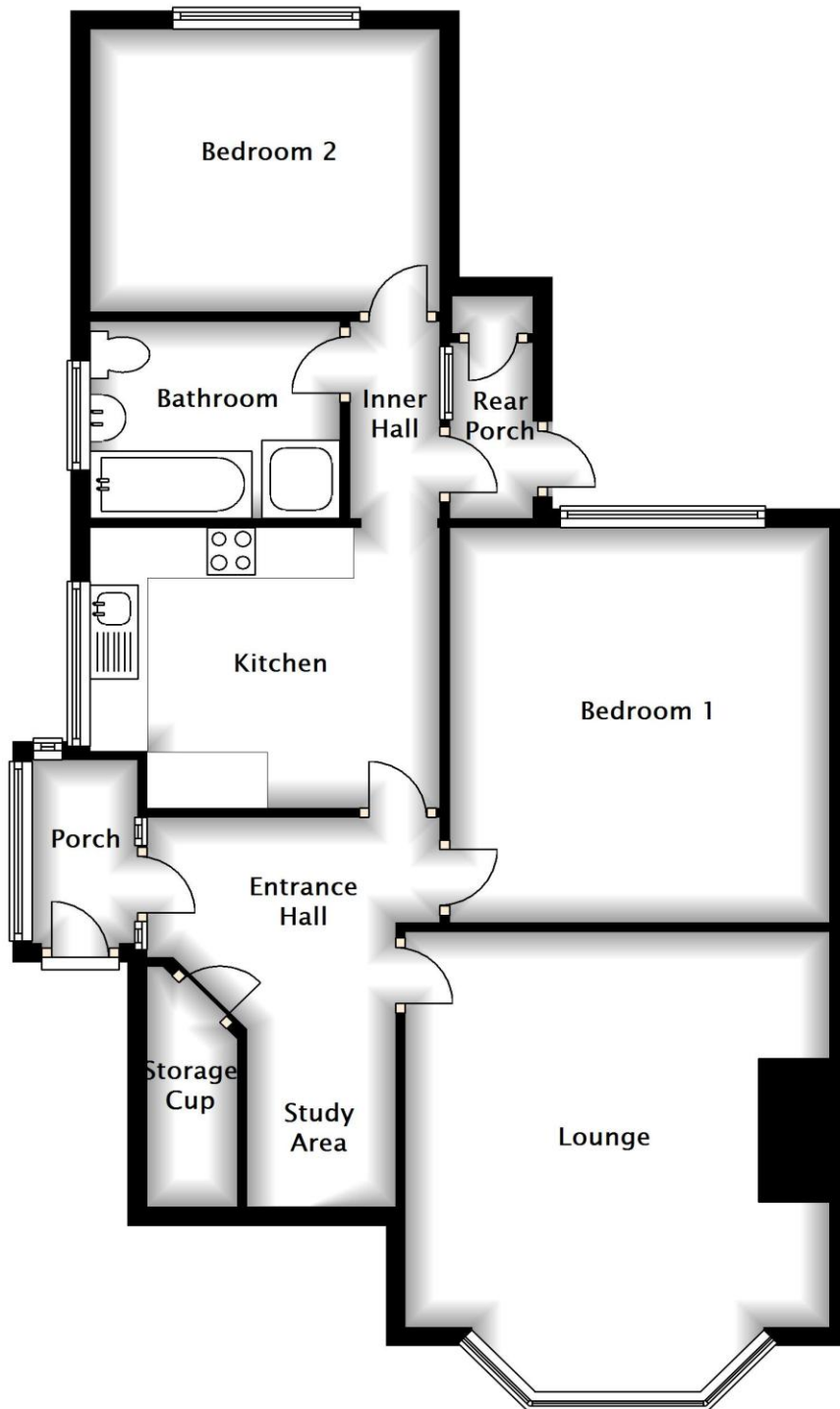
#### **Property Banding: B**

21.06.2011 Ref. 3523

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## Ground Floor

Approx. 80.5 sq. metres (866.9 sq. feet)



Total area: approx. 80.5 sq. metres (866.9 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.

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