



23 Essington Avenue  
Morecambe, LA4 4PA

Flat - Purpose Built

Offers Over  
**£137,000**

# 23 Essington Avenue Morecambe, LA4

Flat - Purpose Built



## Overview

- NO CHAIN
- TWO BEDROOMS
- GARDENS TO FRONT AND REAR
- WITHIN EASY REACH OF THE PROMANADE AND MORECAMBE TOWN CENTRE
- EXCELLENT LOCAL AMENITIES
- GROUND FLOOR APARTMENT
- OFF ROAD PARKING FOR THREE CARS
- CUL DE-SAC POSITION
- GOOD LOCAL SCHOOLING
- GOOD TRANSPORT LINKS

## Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

**01524 548888**

Email: [enquiries@mightyhouse.co.uk](mailto:enquiries@mightyhouse.co.uk)



### Entrance

Side door entrance to a small hallway with built-in storage cupboards and utility area.

### Hallway

Carpeted flooring, radiator, storage cupboard housing gas and electric meters.

### Lounge

Double glazed windows to front and side, tiled fireplace with inset gas fire which is currently capped off, carpeted flooring, radiator.

### Kitchen

Double-glazed window to front, range of matching wall and base units, stainless steel sink, free-standing gas cooker and extractor hood, Ideal combi boiler, serving hatch to lounge, double glazed door to the driveway, space for fridge/freezer, plumbing for washing machine, vinyl flooring.

### Bedroom One

Double glazed windows to side and rear, radiator, built-in storage space, carpeted flooring.

### Bedroom Two

Double-glazed window to rear, radiator, carpeted flooring.

### Bathroom

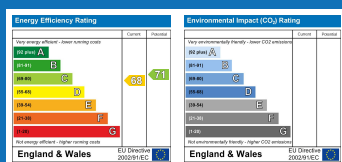
Double glazed frosted window to side, panelled bath with Aqua electric shower, wash hand basin, radiator, vinyl flooring, extractor fan, W.C.

### Outside

Outside has off-road parking to the front for three cars and a concrete base for a garage, a rear garden offers laid to lawn, a variety of trees and shrubs and wooden storage shed. The property overlooks fields which are owned by the water board and offers an excellent open space for walking and dog walking.

### Useful Information

Tenure - LEASEHOLD 999 yrs 946 remaining  
Council Tax Band (A) £1379.97  
No onward chain.  
Cavity wall insulated by British Gas with the Certificate of Guarantee dated 3rd Dec 2012 for 25 years.  
Super fast broadband 145mbps  
Water meter - TBC  
Lease - We have a copy of the lease which we can send upon request



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.