

14 Washburn Court

Grosvenor Park, Morecambe, Lancashire, LA3 3RJ

£70,000



This home offers the epitome of convenient living. Not only is the home easy to maintain but everything you need can be found just a short stroll away. Supermarkets, cycle tracks, a sports centre, transport links and the M6 link road are all around the corner. This one bedroom home is for sale with no chain and will make a great FTB or investment.

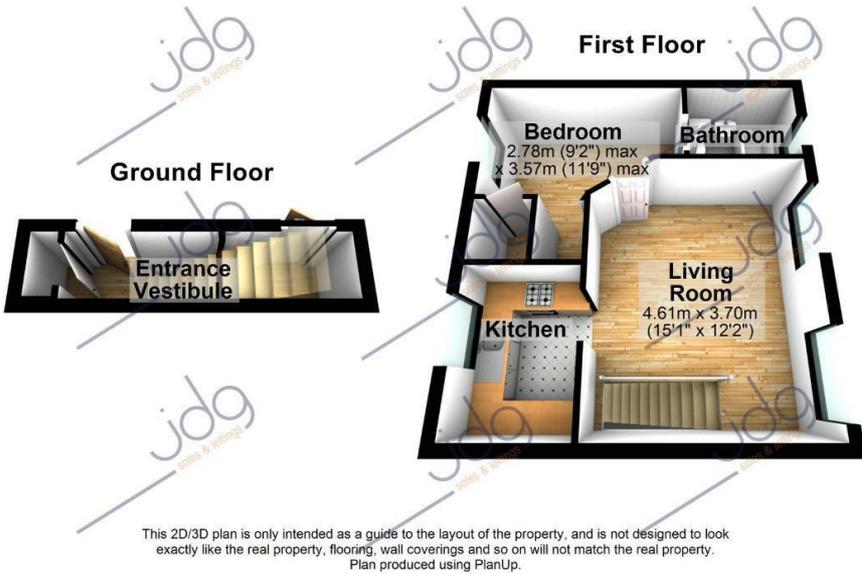
A brief description

This prime investment or first time buy is available for viewing and would suit a single person or young couple.

Inside there is a generous sized lounge to relax in which has access to the majority of the room available. There is also a fitted kitchen which allows plenty of storage whilst overlooking the rear from the sink area.

The double bedroom offers built in storage and has direct access into the three piece bathroom which has a shower over the bath and has been recently tiled.

Externally you have an allocated parking space to the rear of the home and there is also a useful storage area which belongs to this apartment.



Key Features

- First Floor Apartment
- Private Entrance
- One Bedroom with Storage
- Lounge to the Front
- Kitchen to the Rear
- Recently redecorated, well presented throughout
- Bathroom off the Bedroom
- Allocated Parking to the Rear
- Ideal FTB or Investment, No Chain

About the location

Washburn Court is situated in the highly popular and sought after area of Grosvenor Park.

The homes in this area are diverse ranging from 1 bedroom apartments through to 5 bedroom detached properties. It is perfectly located halfway between Morecambe and Lancaster and has fantastic links to the recently opened Bay Gateway which can have you on the motorway in no time at all.

A local primary school sits on the end of the estate itself and several local supermarkets and a retail park are a short drive away. A local bus service into Lancaster and Morecambe runs regularly for those who do not drive.

Your private entrance

Unlike a lot of apartments which offer communal areas, this home has its very own private entrance which opens into a hallway.

Once inside there is a handy storage cupboard just behind the main entrance as you step inside to store away your coats and shoes before you go upstairs to the main living area.





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Living Accommodation

As you reach the top of the stairs you are straight into a lovely, bright and airy living room which overlooks the front of the courtyard where the home is set.

This room has been recently decorated in a soft, neutral style so any style of furnishings you may have should fit right in. The room also features exposed floorboards which gives this space a little character. The lounge is certainly the ideal place to put your feet up after a long hard day and enjoy the latest movie or box sets.

Just off the living room is the kitchen which has been fitted with a good range of built in storage to hide away all of your kitchen paraphernalia. The room has a built in electric oven and a gas hob which is completed with an extractor fan above. From the stainless steel sink unit there is a double glazed window which overlooks the rear of the building and there is also space for all the white goods which you would expect to have in the kitchen area.

Bedroom & bathroom

The bedroom in this apartment is positioned just off the living room and once again overlooks the rear of the building onto the private parking area from its double glazed window. The owner has also just had this room decorated in a contemporary fashion which will please most buyers. Just picture your double bed and bedside cabinets in this room and you have everything you need, thanks to the wardrobes already being built in.

Just off the bedroom there is access into the bathroom, so in effect you have an ensuite. This room has been fitted with a three piece coloured suite and features a shower above the bath. The room has been partially tiled and features a window to allow in ample natural light. The bathroom also has an extractor fan built in which is positioned on the ceiling.

Outside areas

Outside this home to the left hand side of the main entrance there is another door. Once open there is your very own private storage area which has been cleverly designed underneath the stairs to this home. This enclosed area has both power and light and has also been carpeted.

Round to the rear of the home there is space for the bins to be kept and an allocated parking space which is clearly marked for this property. Parking is always a bonus to have with an apartment.

What we like

We love where this home is located and the fact you have everything you will need just around the corner.

The quiet cul de sac setting is so peaceful and the home really does have a great feel.



Extra Information

- Council Tax Band A
- Brand new carpet in the bedroom
- New flooring has just been fitted in the kitchen
- Recently re-decorated in a soft, neutral style
- Allocated Parking to the Rear which is numbered
- Previously rented for many years, Great investment or ideal FTB





58 Market Street, Lancaster, Lancashire, LA1 1HS

t: 01524 843322 e: sales@jdg.co.uk w: www.jdg.co.uk