



26 Laneside Gardens

Morley, LS27 9SA

Asking Price Of £225,000

- ENERGY EFFICIENT END TOWNHOUSE
- SPACIOUS PLOT
- DRIVEWAY & GARAGE
- OWNED SOLAR PANELS
- LOUNGE, DINING KITCHEN
- BOILER FITTED 2025
- SHOWER ROOM
- GARDENS
- THREE BEDROOMS



Full Description

Offered for sale is this modern energy efficient end townhouse which occupies a generous plot with gardens, driveway and a garage. The property benefits from uPVC double glazing, recently fitted boiler and owned solar panels. Conveniently situated close to local schools, amenities, bus routes and within easy reach of the M62 motorway network making it an ideal choice for commuters.

ENTRANCE HALL

Composite part glazed front door leading into the entrance hall with door leading into lounge and stairs leading to the first floor.

LOUNGE

13' 3" x 15' 5" (4.04m x 4.7m)

Featuring a fireplace hosting a gas fire, door leading into the kitchen.

DINING KITCHEN

13' 6" x 9' 4" (4.11m x 2.84m)

Fitted with wall and base units, complementary work surfaces and splashbacks, inset one and half bowl stainless steel sink with mixer tap, gas hob with chimney extractor over, built in electric oven, microwave, space for fridge freezer, plumbing for washing machine, door leading out into the rear garden.

LANDING

Stairs leading to the first floor landing with doors leading off into three bedrooms, shower room, loft access via drop down ladder where solar panel controls are located.

BEDROOM ONE

10' 2" x 9' 6" (3.1m x 2.9m)

Double bedroom with fitted wardrobes with sliding mirrored doors.

BEDROOM TWO

6' 2" x 9' 3" (1.88m x 2.82m)

Double bedroom with fitted cupboards.

BEDROOM THREE

6' 9" x 6' 5" (2.06m x 1.96m)

Single bedroom.

SHOWER ROOM

7' 3" x 5' 8" (2.21m x 1.73m)

Fitted with three piece suite comprising low flush WC, pedestal hand wash basin, corner shower cubicle, chrome towel rail, tiled walls and flooring, ceiling spotlights.

EXTERIOR

Driveway to the front of the property leading to a single garage with electric door and access to the rear, large lawned area to the front. Low maintenance decked rear garden ideal for outside entertaining with outside tap and power point.

DIRECTIONS

From our Birkenhead office head south east on Old Lane towards Royds Walk then left onto Whitehall Road/A58 at Drighlington roundabout take the 3rd exit onto A650 then left onto Gelderd



Road then right onto Gilhusum Road then right onto Asquith Avenue at the roundabout take the 1st exit onto Victoria Roads/A643 then left onto Westwood Side then right onto Laneside Gardens where the property will be located on the right.

ADDITIONAL INFORMATION

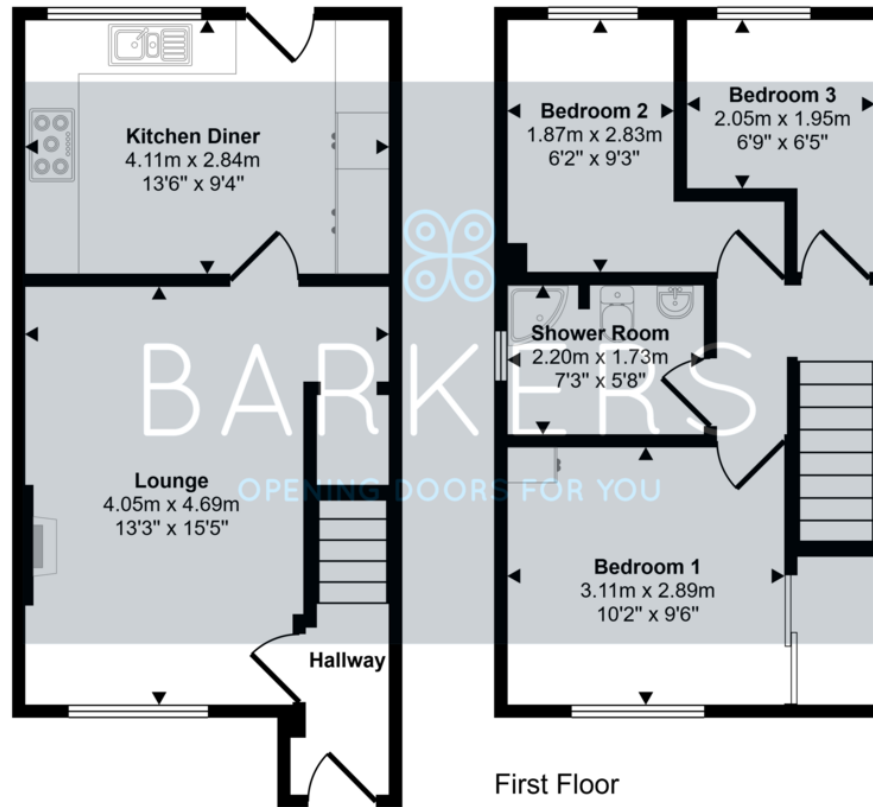
Tenure: Freehold

Council Tax Band: C

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £30+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Approx Gross Internal Area
64 sq m / 691 sq ft



Ground Floor
Approx 33 sq m / 351 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements