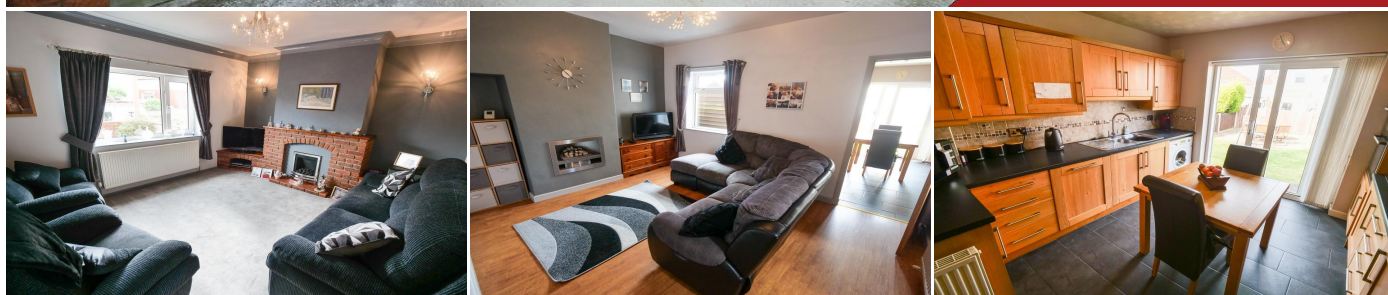


## 3 Bedroom Semi-Detached for Sale - £180,000

Harewood Avenue, Heysham, LA3 1JQ



### KEY FEATURES

- Extended Three Bedroom Family Home
- Popular Residential Location
- Two Large Reception Rooms
- Solid Oak Kitchen Units
- Modern Wet-Room
- Master Bedroom With Dressing Room
- Front Garden With Off Road Parking
- Enclosed Rear Garden
- No Upper Chain



## Description

We are delighted to offer this three bedroom family home, located on Harewood Avenue, Heysham. The current owners have extended the property to the rear, to increase the overall size of the accommodation. This wonderful family home now has an extra reception room and a dressing room has been added to the master bedroom. The property features; entrance hallway and the main reception room is to the front of the property. Second reception room and kitchen diner with integrated appliances. To the first floor are three bedrooms, dressing room and modern wet-room.

Externally the property provides off road parking to the front and enclosed rear garden with a paved patio area and lawn.

Viewings are strongly recommended, so contact the office for further details. We are selling the property with NO CHAIN.

## Ground Floor

**Entrance Hall** - Entrance doorway with uPVC double glazed window to the side aspect. Double radiator. Storage cupboard. Stairs leading to the first floor landing.

**Lounge** - 11' 8" x 13' 8" (3.56m x 4.17m) Double glazed uPVC window to the front and side aspect. Gas fire with brick surround and tiled hearth. Radiator. Coving to the ceiling.

**Sitting Room** - 10' 5" x 13' 8" (3.19m x 4.2m) (into recess) Double glazed uPVC window to the side and rear aspect. Wall mounted gas fire. Double radiator. Laminate flooring. Door leading to-

**Kitchen Diner** - 12' 1" x 10' 7" (3.69m x 3.24m) Fitted oak kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half stainless steel sink unit. Double electric oven, four ring electric hob and stainless steel extractor. Integrated dishwasher, washing machine and large fridge and freezer. Radiator and tiled flooring. Double glazed uPVC patio doors leading to the rear garden.

## First Floor

**Dressing Room** - 8' 0" x 5' 11" (2.46m x 1.81m) (plus wardrobe) Fitted wardrobes and matching drawers. Radiator. Velux window. Open archway leading to-

**Master Bedroom** - 11' 6" x 10' 9" (3.51m x 3.28m) Double glazed uPVC window to the rear aspect. Double radiator. Matching dressing table and two bedside cabinets.





**Bedroom Two - 11' 10" x 12' 8" (3.63m x 3.88m) (max)**  
Double glazed uPVC window to the front aspect. Double radiator. Fitted wardrobes with overhead storage and matching drawers.

**Bedroom Three - 7' 1" x 8' 0" (2.17m x 2.46m)** Velux window and radiator.

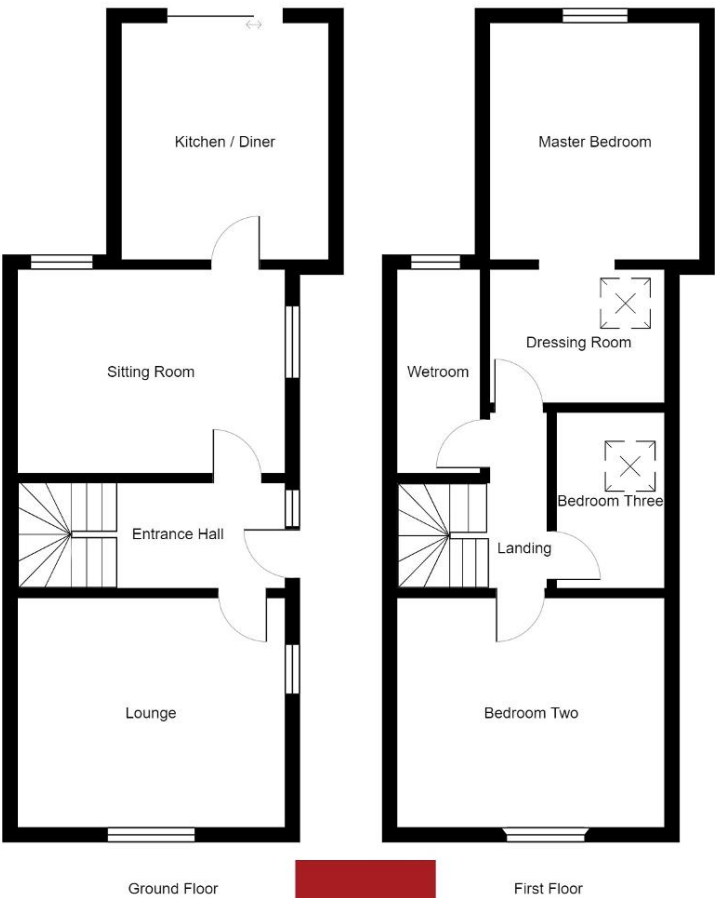
**Wet-Room** - Modern wet-room with shower, vanity wash hand basin and low level WC. Heated towel rail. Double glazed uPVC window to the rear aspect. Down lights. Access to the boarded loft, with pull down ladder and light.

## Exterior

**External** - Low maintenance paved front garden and rockery. Concrete driveway, providing off road parking. Enclosed rear garden with laid lawn, raised flower bed, paved patio and garden shed.



Harewood Avenue, Heysham, LA3 1JH



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	83   B
39-54	E		
21-38	F		
1-20	G		

**Additional Information:** We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.