

## 5 Bedroom Semi-Detached for Sale - £330,000

Cyprus Road, Heysham, LA3 2QS



### KEY FEATURES

- Extended Five Bedroom Family Home
- Popular Residential Location
- Close To The Sea Front
- Large Reception Room With Log Burner
- Open Plan Kitchen/Dining Area
- Wet Room And Separate WC
- Four Piece Family Bathroom
- Gardens To The Front And Rear
- Council Tax = C



## Description

Impressive and spacious extended family home, located within a popular residential location. Cyprus Road was constructed in the 1950's by Holroyds who were a reputable family run business. The property is only a few minutes walk away to Half Moon Bay, which stretches from the wall of Heysham Harbour up the coast to the Heritage Centre at Lower Heysham. Viewings are highly recommended to fully appreciate what this wonderful family home has to offer.

The property features; entrance hallway and a inner hall to the side with access to the side of the property. Large reception room with a log burner and open plan kitchen dinner with patio doors leading to the rear garden. Separate utility and access to the wet room.

To the first floor are five sizable bedrooms, four piece family bathroom and separate two piece WC.

Externally the property has a paved front garden providing off road parking and enclosed low maintenance paved rear garden with raised flower beds.

Viewings are highly recommended, so contact the office to book your appointment.

## Ground Floor

**Entrance Hall** - Entrance doorway with double glazed window to the side aspect. Radiator. Wooden flooring. Stairs leading to the first floor landing.

**Lounge** - 16' 4" x 12' 1" (5m x 3.69m) (into recess)  
Large and spacious reception room with a double glazed uPVC window to the front aspect. Log burner with tiled hearth. Coving to the ceiling.

**Dining Room** - 9' 1" x 11' 4" (2.79m x 3.46m) Sliding patio door leading to the enclosed rear garden. Wooden flooring. Designer radiator. Open plan to-

**Kitchen** - 8' 11" x 15' 8" (2.72m x 4.79m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a one and half sink unit. Electric oven, five ring gas hob and extractor fan. Space for fridge freezer and washing machine. Two double glazed uPVC windows to the rear aspect. Radiator. Wooden flooring.

**Inner Hall** - Tiled flooring and uPVC door leading to the side pathway. Radiator. Open archway leading to-

**Utility** - 6' 2" x 7' 9" (1.89m x 2.38m) Fitted base units and stainless steel sink unit. Space for a washing machine and tumble dryer. Double glazed uPVC window to the side aspect. Radiator and tiled flooring. Door leading to-

**Wet-Room** - Fully tiled wet room with overhead shower, wash hand basin and low level WC. Heated towel rail and





under floor heating.

## First Floor

**Landing** - Loft access.

**Master Bedroom** - 12' 4" x 10' 11" (3.78m x 3.33m) (into recess)  
Double glazed uPVC window to the rear aspect. Radiator.

**Bedroom Two** - 13' 3" x 10' 10" (4.06m x 3.31m) (into recess)  
Double glazed uPVC window to the front aspect. Exposed wooden floor boards. Radiator.

**Bedroom Three** - 13' 8" x 8' 3" (4.17m x 2.54m) Double glazed uPVC window to the front and side aspect. Radiator.

**Bedroom Four** - 9' 5" x 7' 5" (2.89m x 2.28m) Double glazed uPVC window to the front aspect. Radiator and storage cupboard.

**Bedroom Five** - 8' 3" x 8' 2" (2.53m x 2.51m) Double glazed uPVC window to the rear aspect. Radiator.

**Family Bathroom** - Four piece suite comprising; shower cubicle, bath, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Double radiator. Tiled flooring.

**Separate WC** - Two piece suite comprising; wash hand basin and low level WC. Heated towel rail.

## Exterior

**External** - Large double gates to the front providing access to the front garden with a large paved area. Ideal for parking a large vehicle.  
Enclosed rear garden with a large paved patio area and gravel, raised flower bed, beautiful magnolia tree and outside dog kennel.

**Garage/Store Room** - 4' 3" x 8' 4" (1.3m x 2.56m) Up and over door leading to a small storage area with power and light.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		82  B
55-68	D	69  C	
39-54	E		
21-38	F		
1-20	G		

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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.