

3 Bedroom End Terrace for Sale - £145,000

Combermere Road, Heysham, LA3 2SU



KEY FEATURES

- Three Bedroom End-Terraced • Fantastic Access To Heysham Bypass • Two Reception Rooms • Large Kitchen • Three Good Size Bedrooms • Large Rear Garden • Backs Onto The Nature Reserve • Outbuilding - Ideal For A Home Office • Viewings Are Highly Recommended

Description

We welcome to the market this three bedroom end terraced property, located on the edge of the Heysham bypass. Ideal area for access into Morecambe, Lancaster and the M6 motorway.

The property features; entrance hallway, good sized lounge, dining room with uPVC door to rear garden and kitchen. On the first floor are three good size bedrooms and a three piece bathroom suite. Externally the property has a laid lawn garden to the front and an enclosed rear garden, which backs onto the nature reserve. The rear garden features a large paved patio area with a purpose built chiminea. Steps leading up to the laid lawn and garden shed. A useful outbuilding is located in the rear garden, which could be converted into a home office or workshop.

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

Ground Floor

Entrance Hall - Double glazed uPVC window and entrance doorway. Double radiator. Stairs leading to the first floor landing.

Lounge - 14' 7" x 11' 3" (4.47m x 3.44m) Double glazed uPVC window to the front and side aspect. Gas fire with feature surround and stone hearth. Double radiator. Door leading to-

Dining Room - 8' 2" x 9' 11" (2.49m x 3.03m) (into recess) Double glazed uPVC door leading to the rear garden. Double radiator. Door leading to-

Kitchen - 9' 6" x 12' 9" (2.92m x 3.91m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Electric oven, for ring electric hob and extractor fan. Space for a washing machine, fridge freezer and dishwasher. Double glazed uPVC window to the rear aspect. Down lights.

First Floor

First Floor Landing - Storage cupboard and access to the loft.

Master Bedroom - 9' 6" x 14' 6" (2.91m x 4.45m) (into recess) Double glazed uPVC window to the rear with views overlooking the nature reserve. Double radiator.

Bedroom Two - 9' 2" x 10' 11" (2.81m x 3.33m) Double glazed uPVC window to the front and side aspect. Radiator. Storage cupboard.



Bedroom Three - 7' 10" x 11' 9" (2.41m x 3.59m) (into recess)
Double glazed uPVC window to the front aspect. Double radiator.

Bathroom - Three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Radiator.

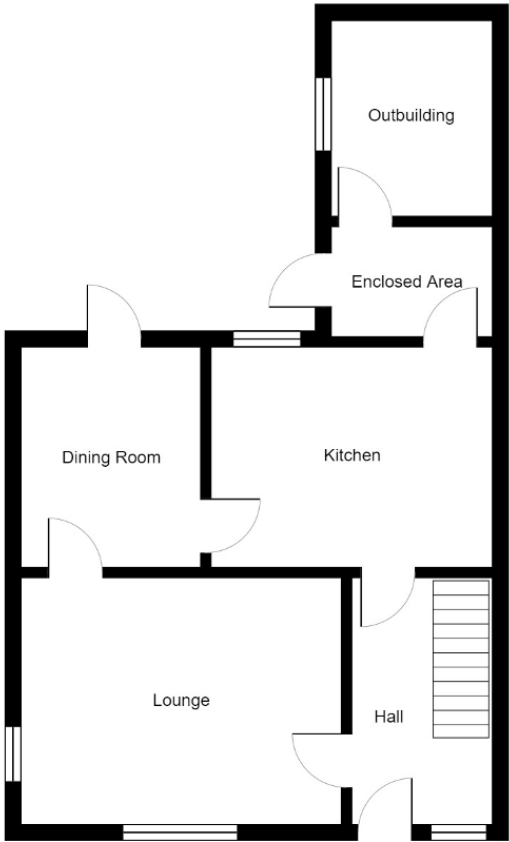
Exterior

External - Laid lawn front garden and pathway leading to the entrance doorway. Enclosed rear garden with a large paved patio, outdoor chiminea, laid lawn and garden shed.

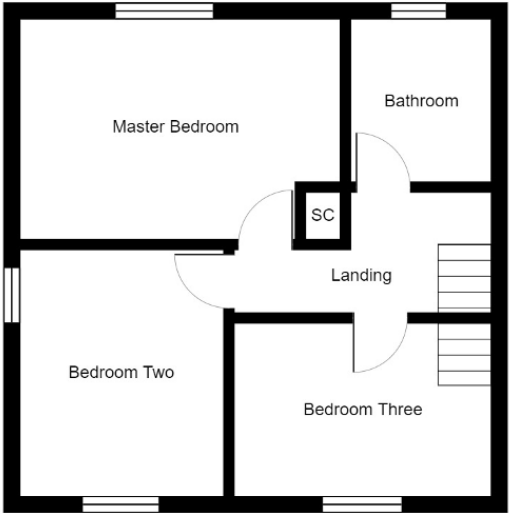
Outbuilding - 7' 4" x 9' 1" (2.26m x 2.77m) The outbuilding could be converted into a home office or workshop with power and light. Double glazed uPVC window to the side aspect.



Combermere Road, Heysham, LA3 2SU



Ground Floor



First Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
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.