

## 3 Bedroom Terrace for Sale - £100,000

Hampton Road, Heysham, LA3 1EL



### KEY FEATURES

- Three Bedroom Mid-terraced Property
- Vacant Possession
- Ideal For An Investor/Landlord
- Full Refurbishment Needed
- Large Kitchen And Separate Utility
- Four Piece Bathroom Suite
- Three Good Sized Bedrooms
- Rear Yard
- Viewings Are Highly Recommended

## Description

An ideal opportunity to purchase this three bedroom mid-terraced property, which is split over three levels. The property does require a full refurbishment, but would be a sizable home when finished.

Ideally suited for an investor, who could convert the property for rental or a first time buyer who is wanting to get on the property ladder.

The property features; vestibule, lounge with a wall mounted gas fire, large dining kitchen and separate utility area. Master bedroom and four piece bathroom suite with a roll top bath to the first floor and a further two bedrooms to the second floor. Enclosed rear yard.

Viewings are highly recommended, so contact the office to book your appointment. No Upper Chain.

## Ground Floor

**Vestibule** - Entrance uPVC doorway and laminate flooring. Door leading to-

**Lounge** - 13' 1" x 14' 4" (4m x 4.38m) (into recess)

Double glazed uPVC window to the front aspect. Wall mounted gas fire. Double radiator and meter cupboard. Stairs leading to the first floor landing. Entrance doorway leading to-

**Dining Kitchen** - 11' 5" x 14' 4" (3.5m x 4.37m) (max)

Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a one and a half sink unit. Electric oven, four ring gas hob and stainless steel extractor fan. Double glazed uPVC window to the rear aspect. Double radiator. Tiled flooring. Door leading to-

**Utility** - 7' 3" x 6' 9" (2.23m x 2.07m) Double glazed uPVC window to the rear aspect. Tiled flooring. Door leading to the rear yard.

**First Floor Landing** - Double glazed uPVC window to the rear aspect. Radiator. Stairs leading to the second floor landing.

## First Floor

**Master Bedroom** - 12' 9" x 14' 8" (3.91m x 4.48m) Double glazed uPVC window to the front aspect. Double radiator.

**Family Bathroom** - 11' 3" x 9' 3" (3.44m x 2.84m) (into recess)

Four piece suite comprising; roll top bath, shower cubicle, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC window to the rear aspect.

## Second Floor

**Second Floor Landing** - Double glazed uPVC window to the rear aspect.

**Bedroom Two** - 13' 1" x 14' 6" (4.01m x 4.45m) (into recess)

Double glazed uPVC window to the front aspect. Radiator.

**Bedroom Three** - 8' 1" x 11' 3" (2.47m x 3.44m) (height restricted)

Velux window and radiator.

## Exterior

**External** - Enclosed yard and gated access to the rear of the property.

50 Hampton Road, Heysham



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	56   D	
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.