

## 2 Bedroom Semi-Detached Bungalow for Sale - £160,000

Laureston Avenue, Heysham, LA3 2LU



### KEY FEATURES

- Two Bedroom Semi-Detached Bungalow • Cul-De-Sac Location • Large Reception Room With Log burner • Kitchen And Porch To The Rear • Three Piece White Bathroom Suite • Driveway Providing Off Road Parking • Good Size Rear Garden And Workshop • Viewings Are Highly Recommended



## Description

We are pleased to welcome to the market, this two bedroom semi-detached bungalow. Located in a quiet cul-de-sac and close to Heysham medical centre, Co-op and bus route.

The bungalow features; entrance hallway and large main reception room, with a log burner. Fitted kitchen with space for appliances, and access to the rear porch. Two good sized bedrooms, and three piece white bathroom suite.

Externally the property has a low maintenance front garden and driveway, for off road parking. Sizable rear garden with laid lawn, decking area and vegetable plot. Large workshop, or could be converted back into a garage.

## Ground Floor

**Entrance Hall** - Entrance doorway and two double glazed windows. Radiator. Laminate flooring. Coving to the ceiling.

**Lounge** - 11' 10" x 14' 9" (3.63m x 4.51m) (into bay)  
Double glazed bay window to the front aspect. Log burner with a tiled hearth and wooden beam. Wood effect flooring. Coving to the ceiling. Fitted storage unit. Double radiator.

**Kitchen** - 10' 4" x 8' 4" (3.15m x 2.56m) Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Free standing cooker and space for a fridge freezer. Single glazed window to the rear aspect. Fitted storage cupboard.

**Rear Porch** - 5' 10" x 9' 8" (1.8m x 2.97m) Single glazed windows and door leading to the rear garden.

**Master Bedroom** - 9' 8" x 11' 2" (2.96m x 3.41m) Double glazed uPVC window to the front aspect. Radiator.

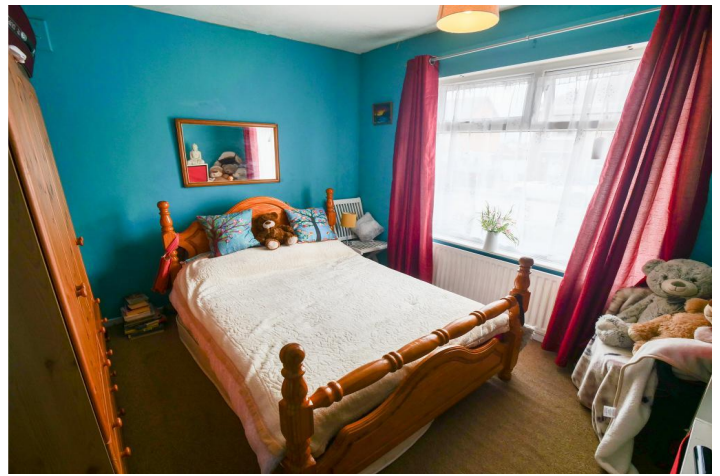
**Bedroom Two** - 10' 4" x 8' 8" (3.16m x 2.66m) Double glazed uPVC window to the rear aspect. Radiator.

**Bathroom** - Three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Double radiator. Access to the loft space.

## Exterior

**External** - Low maintenance gravel front garden and tarmac driveway to the side, providing ample off road parking. Generous sized private rear garden with laid lawn, decking area and raised vegetable plot.

**Workshop** - 7' 10" x 15' 3" (2.39m x 4.68m) Door to the side and two single glazed windows.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	68   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.