

3 Bedroom Semi-Detached for Sale - £250,000

Longlands Lane, Heysham, LA3 2NR



KEY FEATURES

- Spacious Three Bedroom Family Home • Close To Local Amenities And The Sea • Popular Residential Location •
- Two Large Reception Rooms • Fitted Kitchen And Conservatory • Two Bathrooms • Gardens To The Front, Side And Rear • Driveway Leading To Garage • Viewings Are Highly Recommended

Description

We are delighted to offer this truly wonderful three bedroom family home. In an ideal location for access to the local shops, bus route and the sea front. Credit to the current owner for presenting the property to such a high standard, and viewings are highly recommended.

The property features; spacious entrance hallway and large main reception room, to the front of the property. Dining/sitting room with a service hatch to the kitchen. Conservatory overlooking the rear garden and four piece bathroom suite.

To the first floor are three bedrooms and walk-in storage cupboard, off the landing. Modern three piece family bathroom suite.

Externally the property is positioned on a corner plot, providing space to the front and side garden. Low maintenance rear garden with a block paved driveway leading to the single garage.

Ground Floor

Entrance Hall - Spacious hallway with stairs leading to the first floor landing. Wood effect laminate flooring. Under stairs storage cupboard. Coving to the ceiling.

Lounge - 12' 9" x 16' 5" (3.9m x 5.02m) (into bay)
Double glazed uPVC bay window to the front aspect. Gas fire with marble surround and hearth. Wood effect laminate flooring. Radiator. Decorative coving to the ceiling.

Dining/Sitting Room - 12' 3" x 12' 8" (3.74m x 3.87m) Double glazed uPVC window to the rear aspect. Wood effect laminate flooring. Service hatch to the kitchen.

Kitchen - 7' 6" x 11' 6" (2.29m x 3.53m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Free standing electric cooker. Space for a fridge freezer and washing machine. Double glazed uPVC window to the side aspect. Wood effect laminate flooring. Double radiator. Door leading to-

Conservatory - 6' 5" x 7' 4" (1.96m x 2.25m) Double glazed uPVC windows and door leading to the rear garden. Double radiator. Tiled flooring.

Bathroom - 9' 6" x 5' 1" (2.9m x 1.57m) Four piece suite comprising; bath with overhead shower, wash vanity unit, low level WC and bidet. Two uPVC double glazed windows to the side aspect. Radiator.

First Floor



First Floor Landing - Double glazed uPVC window to the side aspect. Walk-in storage cupboard with uPVC double glazed window. Access to the loft.

Master Bedroom - 13' 8" x 13' 1" (4.17m x 4.01m) (into recess)
Double glazed uPVC window to the front aspect. Radiator.

Bedroom Two - 12' 1" x 9' 7" (3.69m x 2.94m) (into recess)
Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Three - 8' 10" x 7' 7" (2.7m x 2.33m) Double glazed uPVC window to the front aspect. Radiator.

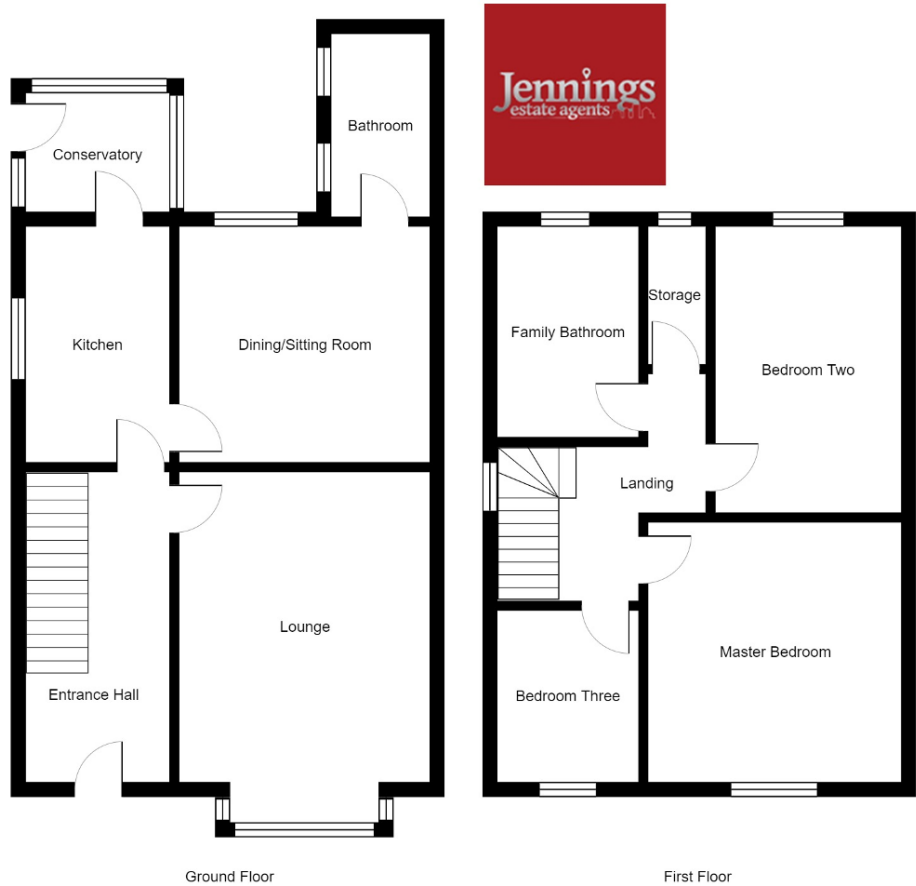
Family Bathroom - Modern three piece suite comprising; bath with overhead shower, vanity wash had basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail. Down lights.

Exterior

External - Laid lawn front and side garden with a flower beds and pathway leading to the main entrance. Low maintenance rear garden with a block paved patio and driveway leading to the single garage.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	82 B
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.