

## 3 Bedroom Semi-Detached for Sale - £190,000

Smithy Lane, Heysham, LA3 2QH



### KEY FEATURES

- Attractive Stone Built Cottage
- Popular Residential Location
- Short Walk To The Sea Front
- Two Reception Rooms
- Kitchen And Separate Utility
- Three Good Sized Bedrooms
- Three Piece Shower Room
- Enclosed Rear Garden
- No Upper Chain



## Description

We are delighted to welcome to the market, this wonderful stone built cottage. Located within the popular village of Heysham. Only short walk away to the sea front, bus routes and local shops.

The property features; small hallway, lounge with a gas fire and separate dining room. Open plan kitchen and utility room. Three piece shower room. To the first floor are three good sized bedrooms. Wonderful and mainly private rear garden with a laid lawn, patio area and flower bed. Viewing are strongly recommended. Contact the office to book your appointment. No Upper Chain.



## Ground Floor

**Entrance Hall** - Stairs leading to the first floor landing. Door leading to-

**Lounge** - 11' 11" x 11' 2" (3.65m x 3.42m) (into recess) Double glazed uPVC window to the front aspect. Gas fire. Radiator. Under stairs storage cupboard.

**Utility Room** - 4' 10" x 5' 10" (1.49m x 1.8m) Double glazed uPVC window to the rear aspect. Fitted cupboard. Space for a washing machine and fridge freezer. Double radiator.

**Kitchen** - 9' 1" x 6' 3" (2.78m x 1.93m) Fitted kitchen with a range of base units, contrasting work surface incorporating a stainless steel sink unit and freestanding cooker. Double glazed uPVC window and door leading to the rear garden.

**Dining Room** - 10' 10" x 9' 6" (3.31m x 2.9m) (into recess) Double glazed uPVC window to the front aspect. Radiator. Feature fireplace with a wooden surround. Radiator.

**Shower Room** - Three pieces suite comprising; shower cubicle, wash hand basin and low level WC. Radiator. Double glazed window to the rear aspect.

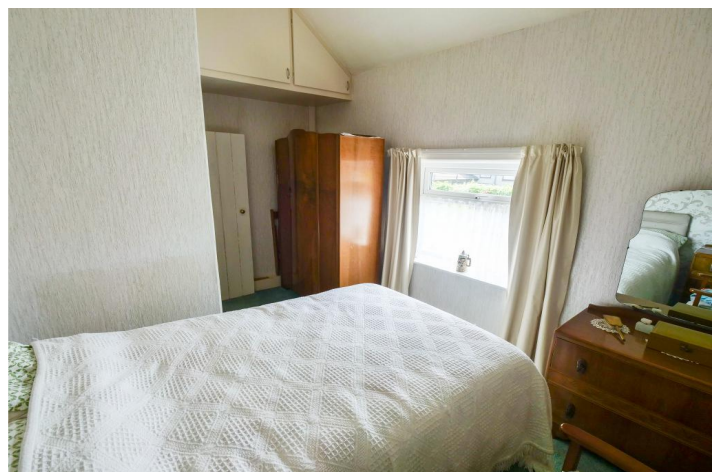


## First Floor

**Master Bedroom** - 10' 8" x 9' 6" (3.26m x 2.9m) (into recess) Double glazed uPVC window to the front aspect. Radiator.

**Bedroom Two** - 8' 6" x 8' 9" (2.61m x 2.69m) Double glazed uPVC window to the rear aspect. Radiator.

**Bedroom Three** - 8' 11" x 9' 2" (2.74m x 2.8m) Double glazed uPVC window to the front aspect. Radiator.

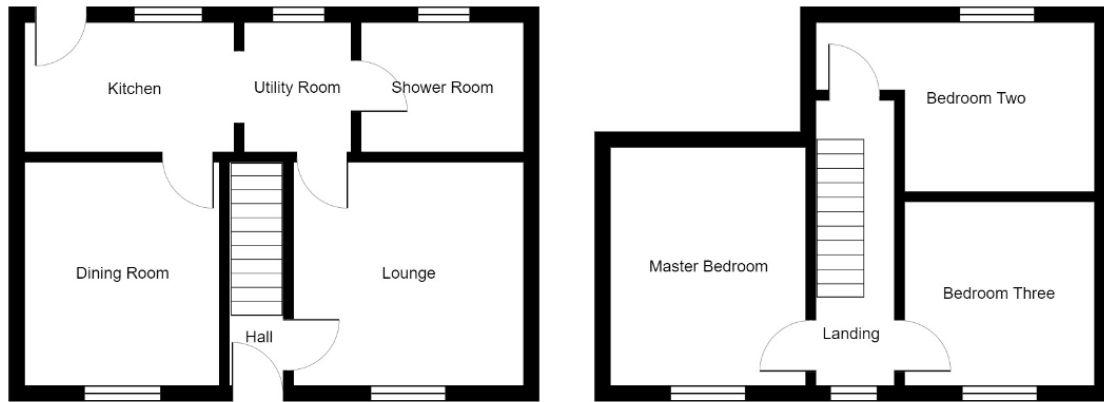


## Exterior

**External** - Concrete pathway leading to the rear garden and main entrance. Raised flower bed. Rear garden with a paved patio, laid lawn, flower bed and small stone outhouse.



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Ground Floor

First Floor



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E		
21-38	F	26   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.