

3 Bedroom Semi-Detached House for Sale - £300,000

Longlands Lane, Heysham, LA3 2NR



KEY FEATURES

- A Delightful Semi-detached Family Home
- Popular Residential Location
- Extended To The Rear Aspect
- Grand Reception Room With Log Burner
- Open Plan Sitting Room And Kitchen
- Dining Area With French Doors
- Modern Four Piece Bathroom Suite
- Front And Rear Garden
- Driveway Leading To Garage

Description

We are delighted to offer for sale this spectacular, traditional three bedroom, extended family home. Within walking distance to local shops, bus routes and the sea front. The property has a spacious entrance hallway, large reception rooms with high ceilings and open plan aspect to the rear, with views overlooking the rear garden.

The property features; entrance hallway and the main reception room is to the front aspect. Second reception room, which is open plan to the dining and kitchen area. Shower room and utility area. To the first floor are three bedrooms and a large four piece bathroom suite. Externally the property has a good sized garden to the front and driveway leading to the garage. Enclosed private rear garden with a large paved patio area.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Ground Floor

Entrance Hallway - Entrance doorway with double glazed window. Part Tiled flooring and coving to the ceiling. Stairs leading to the first floor landing. Two double radiators.

Cloakroom/WC - Two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Radiator. Part tiled walls.

Lounge - 11' 9" x 16' 6" (3.6m x 5.05m) (bay)
Double glazed uPVC bay window to the front aspect. Log burner with stone mantel and hearth. Double radiator. Coving to the ceiling.

Sitting Room - 12' 9" x 12' 9" (3.91m x 3.91m) (into recess)
Exposed wooden floorboards. Gas fire with stone hearth and mantel. Radiator. Down lights. Open plan to the dining area and kitchen.

Kitchen - 7' 11" x 18' 3" (2.43m x 5.57m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a Belfast sink. Free standing cooker with four ring gas hob. Space for a fridge. Two uPVC double glazed windows to the side and one to the rear aspect. Velux window and down lights. Open plan to-

Dining Area - 9' 7" x 8' 5" (2.93m x 2.58m) Double glazed uPVC French doors leading to the rear garden. Tiled flooring and Velux window. Two radiator. Door leading to-

Utility/Shower Room - 4' 6" x 8' 11" (1.39m x 2.74m) Space for a washing machine and fridge freezer. Belfast sink. Radiator and tiled flooring. Radiator. Double glazed uPVC window to the rear aspect. Walk-in shower cubicle.



First Floor

First Floor Landing - Double glazed uPVC window to the side aspect. Access to the loft.

Master Bedroom - 12' 9" x 14' 2" (3.91m x 4.33m) Double glazed uPVC window to the front aspect. Double radiator.

Bedroom Two - 12' 0" x 13' 3" (3.67m x 4.04m) (into recess) Double glazed uPVC window to the rear aspect. Feature fireplace and exposed wooden floorboards. Double radiator.

Bedroom Three - 9' 1" x 7' 6" (2.78m x 2.29m) Double glazed uPVC window to the front aspect. Radiator.

Family Bathroom - 8' 5" x 7' 4" (2.57m x 2.25m) Modern three piece bathroom suite comprising; bath with an overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Exposed wooden floorboards. Airing cupboard. Double radiator. Down lights.

Exterior

External - Large paved front garden with plants and shrubs. Driveway to the side leading to the extended garage. Enclosed private rear garden with a raised patio area. Steps leading down to a low maintenance rear garden with and green house.

Garage - 24' 8" x 9' 1" (7.52m x 2.79m) Up and over door, power and light.





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Score	Energy rating	Current	Potential
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81-91	B		83 B
69-80	C		
55-68	D	66 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.