

## 1 Bedroom Flat for Sale - £55,000

Stanley Road, Heysham, LA3 1UP



### KEY FEATURES

- Spacious First Floor Apartment
- Close To The Sea Front
- Great Investment Opportunity
- Large Reception Room And Bedroom
- Sea View From The Hall And Lounge
- Modern Fitted Kitchen
- Wet-Room And Two Piece Suite
- Viewings Are Highly Recommended
- No Upper Chain

## Description

We are delighted to offer this spacious, one bedroom apartment. Within walking distance to the sea front and on the main bus route. The apartment would be ideal for a first time buyer, second home or perfect for rental. Potential yield would be around 6%.

The apartment features; communal entrance, spacious hallway with views looking towards the sea. The hallway could be an ideal place for a small dining table or office desk. The main reception room has high ceilings and a bay window, with partial views towards the sea. Fitted kitchen with a freestanding cooker and space for a washing machine and fridge freezer. Large double bedroom and wet room, with a two piece suite. Communal area to the rear providing bike storage.

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

## Ground Floor

**Communal Entrance** - Well maintained communal hallway. Stairs leading to the first floor.

## First Floor

**Hallway** - Large open space with double glazed two uPVC windows to the side, with a sea view. Fitted storage cupboard, housing the boiler.

**Lounge** - 10' 3" x 15' 1" (3.13m x 4.6m) (into bay)  
Double glazed uPVC bay window to the front, with partial sea views. Radiator.

**Kitchen** - 9' 4" x 6' 5" (2.87m x 1.98m) Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Freestanding cooker and space for a washing machine and fridge freezer. Double glazed uPVC window to the front aspect. Radiator.

**Bedroom** - 12' 1" x 9' 4" (3.7m x 2.86m) Double glazed uPVC window to the rear aspect. Radiator.

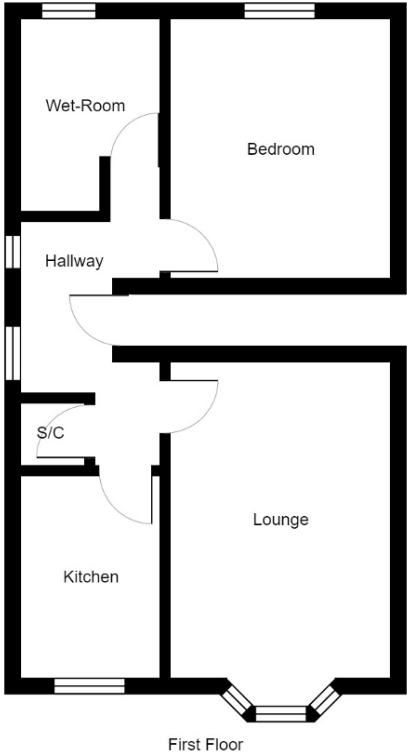
**Wet-Room** - Large wet-room, plus a two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Radiator. Down lighting.







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