

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

Rosedale Avenue, Heysham, LA3 2HS



### KEY FEATURES

- Two Bedroom Semi-detached Home • Entrance Hallway • Good Sized Lounge • Fitted Kitchen • Two Double Bedrooms • Spacious Bathroom Suite • Front And Rear Garden • Driveway Providing Off Road Parking • No Upper Chain



## Description

We are delighted to offer for sale, this two bedroom semi-detached home. Popular residential location. Ideally suited for a first time buyer or could be an excellent opportunity for an investor, for a buy to let. The property offers spacious accommodation, good sized gardens and ample off road parking.

The property features; entrance hallway and lounge with a wall mounted gas fire. Good sized kitchen with space for a cooker, washing machine and tumble dryer. To the first floor are two double bedrooms and three piece bathroom suite.

Externally the property has a laid lawn front garden and paved driveway to the side. Low maintenance paved rear garden with gated rear access and gravel flower bed with shrubs.

Viewings are highly recommended, so contact the office to book your appointment.

## Ground Floor

**Entrance Hallway** - Entrance uPVC door and uPVC double glazed window to the side. Double radiator. Stairs leading to the first floor landing. Door leading to-

**Lounge** - 12' 5" x 17' 4" (3.79m x 5.29m) (into recess)

Double glazed uPVC to the front aspect. Wall mounted gas fire. Double radiator.

**Kitchen** - 8' 10" x 12' 5" (2.71m x 3.79m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Free standing and stainless steel extractor fan. Space for a washing machine and tumble dryer. Double glazed uPVC window and door leading to the rear garden. Radiator. Under stairs storage cupboard.

## First Floor

**Master Bedroom** - 12' 5" x 11' 1" (3.81m x 3.39m) Double glazed uPVC window to the front aspect. Double radiator.

**Bedroom Two** - 9' 0" x 12' 6" (2.75m x 3.82m) Double glazed uPVC window to the rear aspect. Double radiator. Over stairs storage cupboard.

**Bathroom** - Three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail.

## Exterior

**External** - Laid lawn garden to the front and paved driveway to the side providing off road parking. Enclosed paved rear garden with a graveled flower bed, shrubbery and gated access to the side.



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Ground Floor

First Floor

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65   D	82   B
39-54	E		
21-38	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.