

## 3 Bedroom Semi-Detached for Sale - £145,000

Heathfoot Avenue, Heysham, LA3 2TW



### KEY FEATURES

- Three Bedroom Semi-Detached Home
- Sea View To The Rear
- Open Plan Dining Area/Kitchen
- Good Sized Reception Room
- Workshop
- Bedrooms With Fitted Wardrobes
- Front And Rear Garden
- Viewings Are Highly Recommended
- No Upper Chain



## Description

We are delighted to bring to the market this three bedroom semi-detached property, with views to the rear, overlooking the sea.

Even though the property needs updating, the room sizes are excellent and would make a wonderful family home.

The property features; entrance hall and lounge to the front with a gas fire. Open plan kitchen and dining area. Inner hallway leading to the workshop or home office. To the first floor are three bedrooms, with two of the bedrooms benefiting from fitted wardrobes. Three piece family bathroom suite.

Externally the property has a front garden with mature shrubs. Pathway lead to the main entrance and inner hallway. Enclosed low maintenance rear garden with two paved patios.

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

## Ground Floor

**Entrance Hall** - Double glazed uPVC entrance doorway and uPVC window to the side aspect. Storage cupboard. Radiator. Stair leading to the first floor landing.

**Lounge** - 14' 9" x 10' 10" (4.51m x 3.32m) Double glazed uPVC window to the front aspect. Gas fire. Double radiator. Coving to the ceiling.

**Kitchen** - 9' 10" x 11' 11" (3.01m x 3.65m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Free standing washing machine and freestanding cooker with extractor fan above. Double glazed uPVC window to the rear aspect. Double radiator. Open plan to-

**Dining Room** - 8' 11" x 10' 0" (2.73m x 3.06m) (Into recess) Double glazed uPVC window to the rear aspect. Radiator.

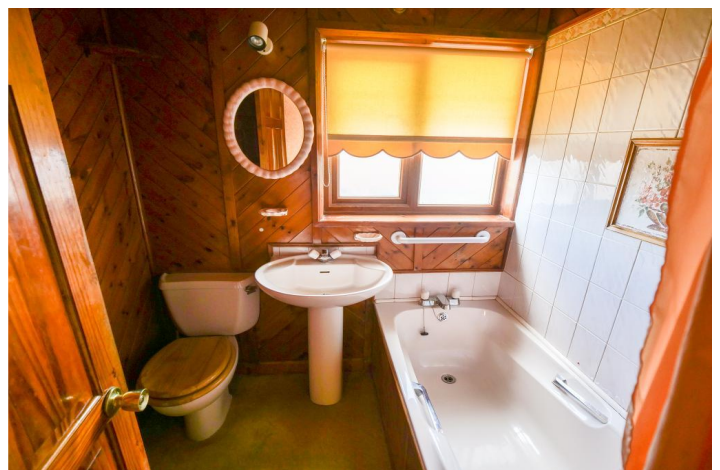
**Inner Hall** - Double glazed uPVC door leading to the front garden. Single glazed and uPVC double glazed window. Opening leading to-

**Workshop** - 12' 10" x 6' 1" (3.92m x 1.86m) Double glazed uPVC window to the rear aspect and door leading to the rear garden.

## First Floor

**First Floor Landing** - Double glazed uPVC window to the side aspect. Loft access.

**Master Bedroom** - 14' 9" x 8' 7" (4.51m x 2.62m) Double





glazed uPVC window to the rear with views over looking the sea. Radiator. Fitted wardrobe, plus overhead storage.

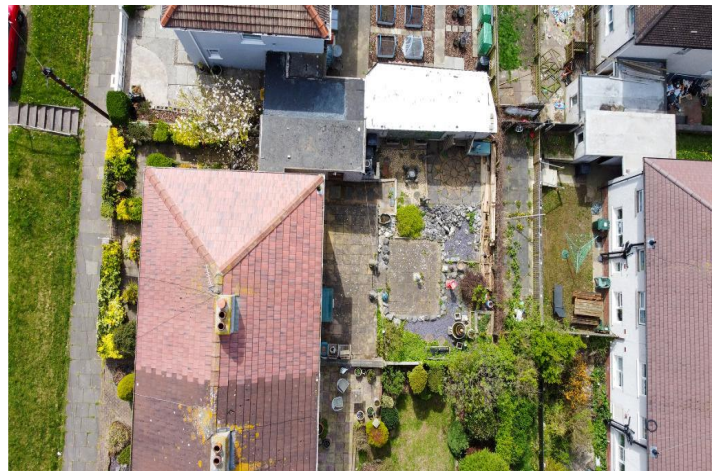
**Bedroom Two - 11' 11" x 10' 11" (3.65m x 3.33m)** Double glazed uPVC window to the front aspect. Fitted wardrobe. Radiator.

**Bedroom Three - 9' 2" x 7' 11" (2.81m x 2.43m)** Double glazed uPVC window to the front aspect. Radiator.

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

## Exterior

**External** - Well established garden with flower beds to the front and side. Large paved area and pathway leading to the main entrance and side entrance. Enclosed low maintenance rear garden with two paved patios and stone slate chipping.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	67   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.