

## 3 Bedroom Semi-Detached for Sale - £280,000

Seymour Avenue, Heysham, LA3 2JR



### KEY FEATURES

- Extended Three Bedroom Family Home
- Popular Residential Location
- Close To Amenities And Medical Centre
- Two Reception Rooms
- Large Kitchen Diner
- Fitted Bedroom Furniture
- Alarm System
- Off Road Parking And Garage
- Mature Enclosed Rear Garden



## Description

We are pleased to offer this truly wonderful three bedroom family home, located within a popular residential location. The current owners have maintained and cherished the property for over 40 years. The rear garden is truly a credit to the owners, and definitely worth a view.

The property features; entrance porch, hallway and two reception rooms, both have gas fires. Large and airy kitchen diner, with electric oven, microwave and integrated appliances. To the first floor are three bedroom with two of the bedroom benefiting from fitted bedroom furniture. Modern two piece shower room and separate WC.

Externally the property provides a block paved front garden and driveway providing ample off road parking. Enclosed rear garden with laid lawn, large patio area, out-building and garage.

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

## Ground Floor

**Entrance Porch** - Double glazed uPVC windows and uPVC entrance doorway. Tiled flooring. Door leading to-

**Hallway** - Two double glazed uPVC windows. Radiator. Stairs leading to the first floor landing.

**Lounge** - 13' 9" x 11' 5" (4.22m x 3.49m) (into recess)  
Large uPVC double glazed window overlooking the rear garden. Gas fire with a wooden surround and tiled hearth. Radiator. Decorative coving to the ceiling.

**Dining Room** - 11' 9" x 14' 0" (3.6m x 4.27m) (into bay)  
Double glazed uPVC bay window to the front aspect. Gas fire with wooden surround and marble hearth. Radiator. Decorative coving to the ceiling.

**Kitchen Diner** - 16' 4" x 9' 2" (4.99m x 2.8m) (max)  
Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a sink unit. Electric oven, microwave, four ring gas hob and stainless steel extractor. Integrated dishwasher and fridge freezer. Designer radiator. Under stairs storage cupboard with space for a washing machine. Two uPVC double glazed windows and uPVC door leading to the rear garden.

## First Floor

**First Floor Landing** - Spacious landing with uPVC double glazed window to the side aspect. Radiator. Loft access and coving to the ceiling.





**Master Bedroom - 11' 11" x 12' 2" (3.65m x 3.72m)** (plus wardrobe)  
Double glazed uPVC window to the rear aspect. Fitted wardrobes and matching drawers. Radiator. Coving to the ceiling.

**Bedroom Two - 12' 2" x 8' 4" (3.72m x 2.55m)** (plus wardrobe)  
Fitted wardrobes, two set of drawers and matching bedside cabinet. Double glazed uPVC bay window to the front aspect. Radiator. Coving to ceiling.

**Bedroom Three - 7' 7" x 7' 11" (2.32m x 2.42m)** Double glazed uPVC window to the front aspect. Radiator. Coving to ceiling.

**Shower Room -** Modern two piece suite comprising; shower cubicle and wash hand basin. Double glazed uPVC window to the rear aspect. Heated towel rail and storage cupboard. Down lights.

**Separate WC -** High level WC and double glazed uPVC window to the side aspect. Down lights.

## Exterior

**External -** Block paved front garden with raised flower bed. Off road parking to the side. Enclosed and well established rear garden with a large paved patio, laid lawn, greenhouse, garden shed, plants, shrubs, outside tap and electric point. Block paved driveway leading down to the garage.

**Out-house - 7' 4" x 2' 9" (2.25m x 0.84m)** Solid uPVC door, power, light, boiler and radiator.

**Garage - 17' 0" x 8' 11" (5.19m x 2.74m)** Up and over door, uPVC double glazed window, power and light.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	59   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.