

## 3 Bedroom Terrace for Sale - £139,950

Combermere Road, Heysham, LA3 2SU



### KEY FEATURES

- Three Bedroom Mid-terraced Property
- Popular Residential Location
- Large Reception Room
- Open Plan Dining Area/Kitchen
- Three Good Sized Bedrooms
- Outbuilding
- Front And Rear garden
- Viewings Are Highly Recommended
- No Upper Chain



## Description

We are delighted to offer for sale this spacious three bedroom mid-terraced family home. Located within a popular residential area, and close to Trumacar Primary School and bus route.

The property features; entrance hallway and large main reception room to the front aspect. The dining room is to the rear, which is open plan to the kitchen. Three bedrooms and a three piece bathroom suite are located on the first floor.

Laid lawn garden to the front, plus shared passage way to the side. Enclosed rear garden with decking area, laid lawn and detached outbuilding.

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

## Ground Floor

**Entrance Hall** - Spacious entrance hallway, with stairs leading to the first floor landing. Radiator. Storage cupboard.

**Lounge** - 12' 10" x 13' 9" (3.92m x 4.22m) (into recess) Three double glazed uPVC windows to the front aspect. Double radiator.

**Dining Room** - 8' 5" x 6' 11" (2.57m x 2.13m) Double glazed uPVC window to the rear aspect. Double radiator. Open plan to-

**Kitchen** - 12' 5" x 8' 3" (3.79m x 2.54m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring gas hob and extractor fan. Space for the washing machine, dryer and fridge freezer. Double glazed uPVC window and uPVC door leading to the rear garden.

## First Floor

**Master Bedroom** - 13' 4" x 12' 11" (4.07m x 3.95m) Two uPVC double glazed windows to the front aspect. Radiator.

**Bedroom Two** - 15' 3" x 8' 7" (4.67m x 2.63m) Two double glazed uPVC windows to the rear aspect. Radiator. Access to the loft space.

**Bedroom Three** - 9' 6" x 8' 10" (2.92m x 2.71m) (max) Double glazed uPVC window to the front aspect. Double radiator. Over stairs storage cupboard.

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



## Exterior

**External** - Laid lawn garden to the front and shared pathway to the side aspect.  
Enclosed rear garden with a decking area and laid lawn.

**Outbuilding** - 11' 1" x 6' 10" (3.38m x 2.1m) Ideal space for a home office, workshop or hobby room.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89  B
69-80	C	75  C	
55-68	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.