

## 3 Bedroom Detached House for Sale - £365,000

Knowlys Drive, Heysham, LA3 2PD



### KEY FEATURES

- Three Bedroom Detached House
- Popular Residential Location
- Sea Views From The Rear
- Quiet Cul-De-Sac Location
- Two Bedrooms With En-suite WC
- Bathroom And Separate Shower Room
- Off Road Parking And Garage
- Private Rear Garden With Sea Views
- No Upper Chain

## Description

We are delighted to welcome to the market this detached family home, located with-in a popular residential location. The property must have one of the nicest views in Heysham, over looking the bay. Knowlys Drive is a quiet cul-de-sac, and is close to the parade of shops, bus route and the promenade.

The properties accommodation is split over three levels and features; entrance hallway, with stairs leading to the first and lower ground floor. Master bedroom has a Juliet balcony with sea views and en-suite WC. A second double bedroom with a separate bathroom and shower room. The lower ground level comprises of the kitchen diner, which is open plan to lounge. Patio doors lead from the lounge into the garden. Utility room, with access into the garage and separate WC. The first floor landing has the space to utilise the area for an office. Door leading into a large second bedroom with bi-folding Velux window and en-suite WC. Block paved driveway to the front, which provides off road parking and garage. Enclosed garden to the rear with paved patio with sea views, laid lawn and garden shed.

Viewings are strongly recommended, so please contact the office for further details. No Upper Chain.

## Ground Floor

**Entrance Hallway** - Double glazed uPVC window and entrance doorway. Stairs leading to the lower ground level and first floor landing.

**Master Bedroom** - 12' 3" x 19' 5" (3.75m x 5.94m) Two double glazed windows to the side aspect. Double glazed door with a Juliet balcony, and views looking towards the sea. Down lights. Door leading to-

**En-suite WC** - Two piece suite comprising; wash hand basin and low level WC.

**Bedroom Three** - 7' 1" x 11' 11" (2.16m x 3.65m) (into recess) Double glazed uPVC window to the front and side aspect. Electric wall heater.

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

**Shower Room** - Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side and rear aspect, with views towards the sea. Heated towel rail and down lights.

## First Floor



**First Floor Landing/Study Area - 7' 8" x 6' 11" (2.37m x 2.12m)** Ideal area for a study with two Velux windows. Eaves storage. Door leading to-

**Bedroom Two - 13' 3" x 15' 8" (4.04m x 4.8m)** Bi-fold Velux window, with fabulous views towards the sea front. Electric wall heater. Down lights. Door leading to-

**En-suite WC** - Two piece suite comprising; wash hand basin and low level WC. Velux window. Eaves storage. Electric wall heater.

#### Lower Ground Floor

**Kitchen Diner - 11' 7" x 13' 9" (3.54m x 4.21m) (max)** Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half stainless steel sink unit. Double electric oven, four ring electric hob and stainless steel extractor. Two double glazed uPVC windows and entrance doorway. Down lights. Open plan to-

**Lounge - 12' 9" x 19' 5" (3.89m x 5.93m)** Electric wall heater. Double glazed uPVC patio doors leading to the garden. Access leading into the garage.

**Cloakroom/WC** - Two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the front aspect.

**Utility Room - 5' 3" x 13' 3" (1.62m x 4.04m)** Double glazed uPVC window to the rear and door access. Fitted kitchen work surface with space for a washing machine and tumble dryer. Electric wall heater. Door leading into the garage.

#### Exterior

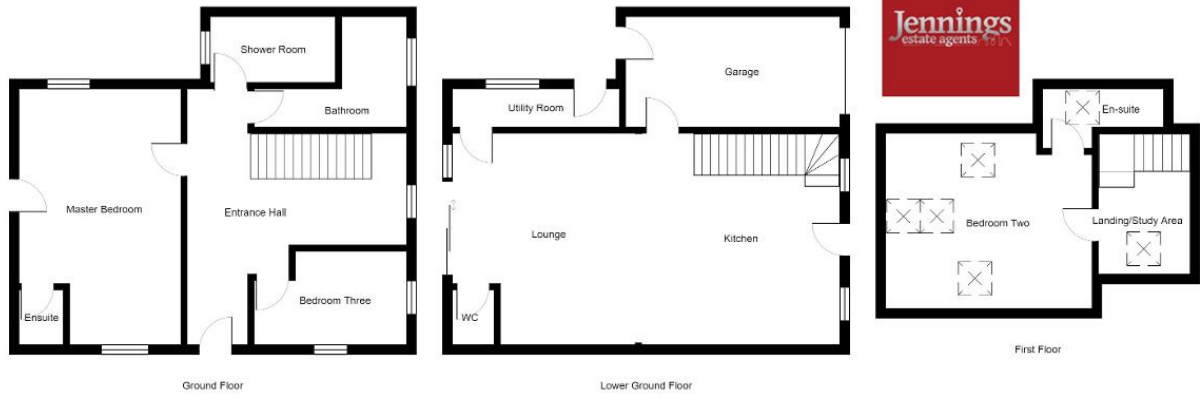
**External** - Block paved driveway to the side providing ample off road parking. Enclosed garden to the rear with a paved patio area with sea views, laid lawn and garden shed.

**Garage - 8' 4" x 13' 7" (2.56m x 4.16m)** Up and over door, power and light.





15 Knowlys Drive, Heysham, LA3 2PE



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	53   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.