

2 Bedroom Semi-Detached for Sale - £240,000

Seymour Avenue, Heysham, LA3 2JR



KEY FEATURES

- A Delightful Two Bedroom Property
- Sought After Location
- Modern Throughout
- Log Burner In Both Reception Rooms
- Modern Open Plan Kitchen
- White Three Piece Shower Room
- Two Double Bedrooms
- Large Rear Garden
- Viewings Are Highly Recommended

Description

We are delighted to offer for sale this semi-detached property, located on a sought after Road in Heysham. This truly wonderful home has an open plan living area to the rear, with views overlooking the rear garden. The main reception room is to the front aspect, and features a high ceiling with decorative coving and a log burner. To the first floor are two double bedrooms and a modern three piece shower room. The master bedroom has been knocked through into bedroom three, providing a very light and airy room. This could easily be converted back into a third bedroom.

Credit to the current owner who has transformed this property into a truly wonderful home. The external gardens have also been landscaped, which provides ample patio area for entertaining, and a mature garden to the rear. Viewings are strongly recommended, in order for you to fully appreciate what this property has to offer.

The property features; entrance porch, inner hall and utility. The main reception room is to the front and has a large bay window. To the rear of the property is the open plan kitchen diner, with a modern fitted kitchen. To the first floor are two double bedrooms and modern shower room. Externally the property offers a front garden, which the current owner likes to park the car there. Large rear garden with paved patio, large hard standing, laid lawn and plants.

Ground Floor

Entrance Porch - Double glazed uPVC window and entrance doorway. Tiled flooring and down lights.

Utility - Double glazed uPVC window to the side aspect. Space for the washing machine. Tiled flooring and down lights.

Inner Hall - Stairs leading to the first floor landing. Coving to the ceiling.

Lounge - 14' 10" x 11' 9" (4.54m x 3.6m) (into bay)
Double glazed uPVC bay window to the front aspect. Log burner with tiled hearth and wooden mantel. Double radiator. Wood flooring and coving to the ceiling.

Kitchen Diner - 13' 1" x 16' 0" (4.01m x 4.88m) (into recess)
Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half ceramic sink unit. Electric oven, four ring electric hob and extractor fan. Integrated fridge and dishwasher. Log burner with a tiled hearth and wooden mantel. Two double glazed uPVC windows, and uPVC door leading to the rear garden. Double radiator and wooden flooring. Under stairs storage cupboard.



First Floor

First Floor Landing - Storage cupboard and radiator. Double glazed uPVC window to the side aspect. Loft access.

Master Bedroom - 10' 0" x 16' 1" (3.07m x 4.91m) Two double glazed uPVC windows to the front aspect.

Bedroom Two - 10' 4" x 11' 1" (3.15m x 3.38m) Double glazed uPVC window to the rear aspect. Laminate flooring.

Shower Room - Modern three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail.



Exterior

External - Gravel to the front garden and tarmac driveway to the side. Wooden gates leading to the rear garden. Enclosed rear garden with a large paved patio area, wooden canopy and garden shed. Steps leading down to the laid lawn garden with plants and flowers.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 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.