

4 Bedroom Detached House for Sale - Offers in Region of £260,000

Heysham Road, Heysham, LA3 1NW



KEY FEATURES

- Four Bedroom Detached Family Home
 - Popular Residential Location
 - Close To The Sea Front
 - Two Large Reception Rooms
 - Kitchen With Separate Utility Room
 - Bathroom With Separate WC
 - Front And Rear Garden
- Viewings Are Highly Recommended

Description

We are delighted to offer this four bedroom detached family home. Located within a popular location, and is only a short walk away to the promenade. The property offers a generous sized home, with spacious rooms.

The property features; large entrance hallway and the sitting room is located to the front of the property. Kitchen with a separate utility room and WC. Large dining room to the rear.

To the first floor are four bedrooms and a bathroom with a separate WC.

Established front garden with mature trees and plants. Access to the side leading to the low maintenance rear garden.

Viewings are highly recommended, so please contact the office to book your appointment.

Ground Floor

Entrance Hall - Spacious entrance hallway, with stain glass windows to the front and side aspect. Double radiator. Storage cupboard with uPVC double glazed window. Stairs leading to the first floor landing. Coving to the ceiling.

Lounge - *13' 1" x 14' 10" (4.01m x 4.53m)* (Into bay)
Double glazed uPVC bay window to the front aspect. Gas fire with marble surround and hearth. Radiator. Coving to the ceiling.

Dining Room/Bedroom - *14' 0" x 10' 11" (4.27m x 3.35m)*
Double glazed uPVC window to the rear aspect. Double radiator. Coving to the ceiling.

Kitchen - *8' 5" x 9' 3" (2.58m x 2.84m)* Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half stainless steel sink unit. Electric oven, four ring gas hob and extractor fan. Double glazed uPVC window to the side aspect. Tiled flooring. Door leading to-

Inner Hall - Access leading to the side aspect. Doors leading to the utility room and Cloakroom/WC.

Utility Room - *5' 3" x 7' 10" (1.62m x 2.41m)* Double glazed uPVC window to the rear aspect. Large sink and space for the washing machine, dryer and fridge freezer. Radiator. Tiled flooring.

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

First Floor



First Floor Landing - Stain glass window to the side aspect.

Master Bedroom - 14' 2" x 11' 1" (4.32m x 3.38m) Double glazed uPVC window to the rear aspect. Double radiator.

Bedroom Two - 12' 0" x 11' 2" (3.66m x 3.41m) Double glazed uPVC window to the front aspect. Radiator.

Bedroom Three - 7' 8" x 8' 10" (2.35m x 2.71m) Double glazed uPVC window to the front aspect. Radiator.

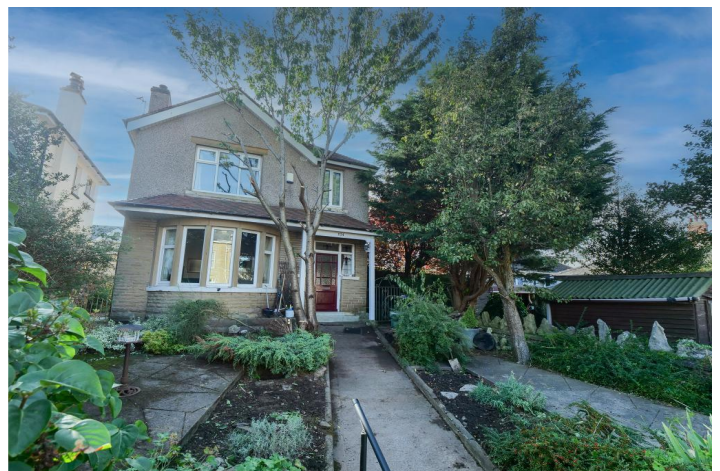
Office/Bedroom - 5' 4" x 7' 7" (1.65m x 2.33m) Double glazed uPVC window to the side aspect.

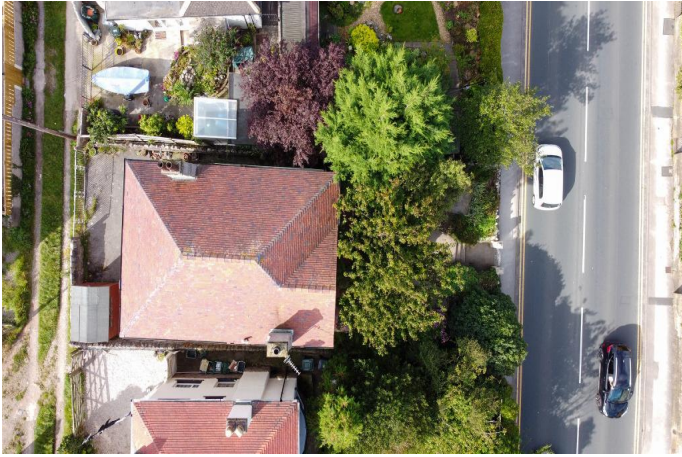
Bathroom - Two piece suite comprising; bath with overhead shower and wash hand basin. Double glazed uPVC window to the rear aspect. Storage cupboard. Double radiator. Tiled flooring.

Separate WC - Low level WC and double glazed uPVC window to the side aspect. Tiled flooring.

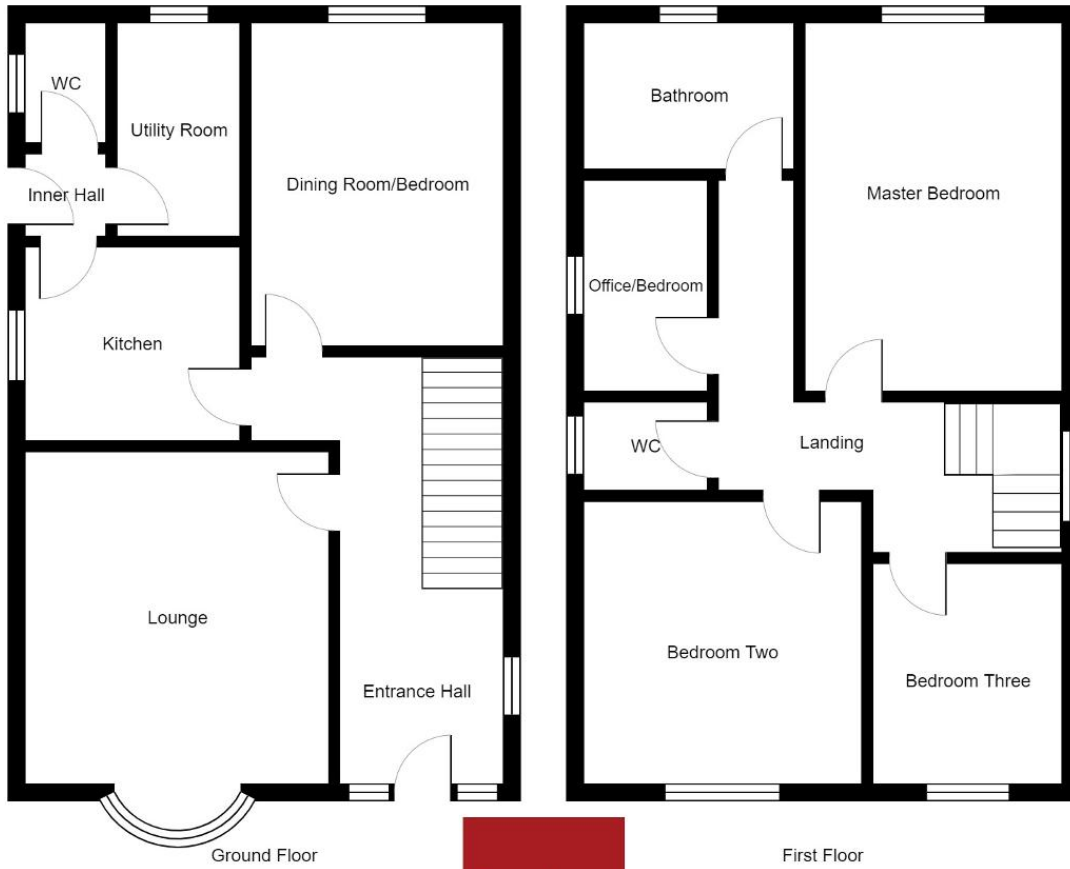
Exterior

External - Established front garden with matures trees, shrubs and plants. Concrete pathway leading to the main entrance. Access to both sides, leading to the rear garden. Low maintenance rear garden, with a concrete patio area and large garden shed.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information: We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

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.