

## 2 Bedroom Flat for Sale - £115,000

Burnsall Avenue, Heysham, LA3 2DT



### KEY FEATURES

- Purpose Built Ground Floor Apartment • Popular Residential Location • Close To Local Amenities • Spacious Reception Room • Modern Fitted Kitchen • Wet-Room • Garden To The Side • Viewings Are Highly Recommended • No Upper Chain



## Description

We are pleased to offer for sale this two bedroom ground floor apartment. Located within a popular residential location and in close proximity to local shops and bus routes.

The property features; spacious entrance hallway with a key-code entrance, intercom system and large storage cupboard. Large reception room to the front aspect and modern fitted kitchen. Two double bedrooms and a large wet-room.

Externally the property has a hard standing to the front and low maintenance garden to the rear.

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

## Ground Floor

**Entrance Hallway** - Entrance doorway with an opening key code and intercom system. Radiator. Under stairs storage cupboard, housing the boiler.

**Lounge** - 13' 1" x 13' 8" (4m x 4.2m) Double glazed uPVC window to the front aspect. Gas fire with tiled surround. Double radiator.

**Kitchen** - 5' 10" x 10' 2" (1.79m x 3.12m) Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Large pantry with fitted shelving. Electric oven, four ring gas hob and extractor fan. Double glazed uPVC window to the side aspect. Radiator. Space for a fridge freezer and washing machine.

**Master Bedroom** - 10' 4" x 13' 1" (3.17m x 3.99m) Double glazed uPVC window to the rear aspect. Fitted wardrobes with overhead storage. Double radiator.

**Bedroom Two** - 8' 11" x 8' 4" (2.73m x 2.56m) Double glazed uPVC window to the front aspect. Radiator.

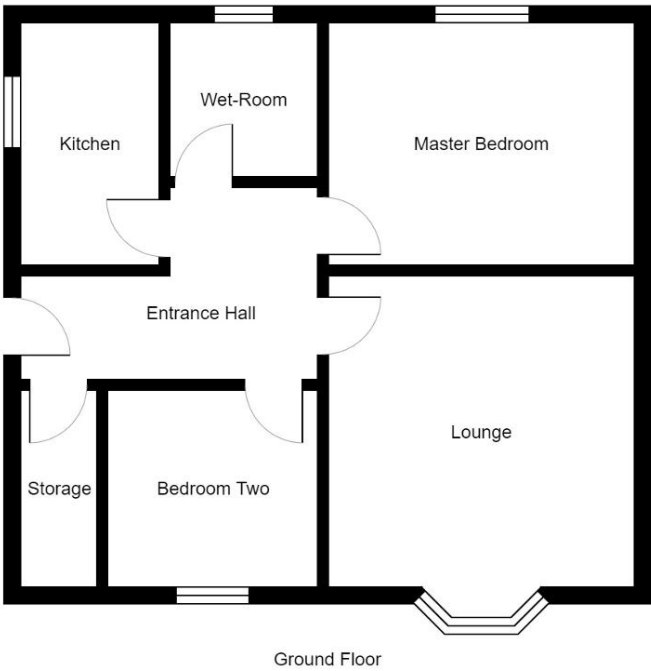
**Wet-Room** - 6' 11" x 5' 4" (2.13m x 1.64m) Two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail.

## Exterior

**External** - Large concrete area to the side and communal pathway; leading to the entrance doorway. Low maintenance rear garden with decorative slate gravel and hedge.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	65   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.