

## 2 Bedroom Semi-Detached Bungalow for Sale - £185,000

Levens Drive, Heysham, LA3 1JJ



### KEY FEATURES

- Delightful Semi-detached Bungalow
- Open Countryside Views To The Rear
- Generous Sized Living Room
- Two Good Sized Bedrooms
- Kitchen Diner With A Pantry
- Conservatory Overlooking The Rear Garden
- Recently Fitted Modern Shower Room
- Gardens, Driveway And Garage
- No Upper Chain



## Description

A well proportioned two bedroom semi-detached bungalow, located within Heysham. Levens Drive is a popular residential area, positioned on a cul-de-sac and has a private outlook to the rear with views overlooking the countryside. The property has recently had the shower room fully modernised throughout, and benefits from a Bluetooth mirrored cabinet.

The bungalow provides ample space for a two bedroom property, but it also has the potential to convert the loft space into another room. The views from the here would be truly stunning. (subject to planing)

The property features; vestibule and spacious hallway, with access to the sizable loft space. The reception room is located to the rear of the property, with views of the rear garden and open fields. Good sized kitchen diner with access leading to the conservatory. Two bedrooms are located to the front of the property and a three piece shower room.

Externally the property has a laid lawn to the front, and driveway leading to the garage. Good sized private back garden, with laid lawn, patio area and flower beds.

Viewings are highly recommended, and we are selling the property with NO CHAIN.

## Ground Floor

**Entrance Porch** - Double glazed uPVC window and uPVC door. Meter cupboard, and door leading to-

**Hallway** - Electric heater and storage cupboard. Loft access with pull down ladder and light.

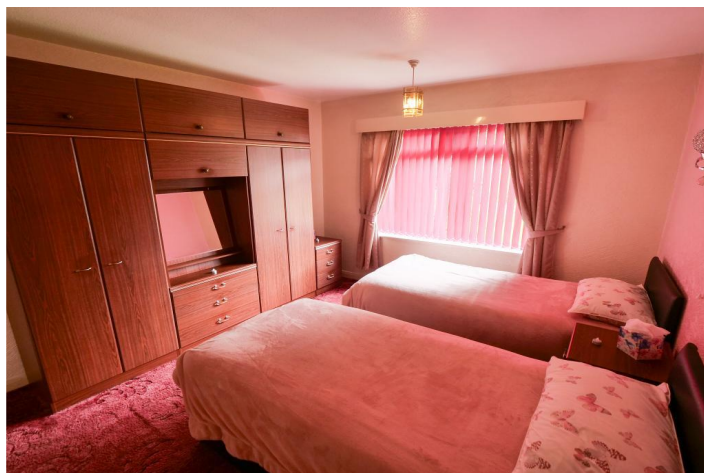
**Lounge** - 11' 2" x 15' 0" (3.41m x 4.58m) Double glazed uPVC window, with views looking over the open countryside. Electric wall heater. Electric fire with a tiled surround. Coving to the ceiling.

**Kitchen Diner** - 10' 11" x 10' 11" (3.35m x 3.34m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit and pantry. Free standing cooker with an extractor fan. Space for a washing machine and fridge. Double glazed uPVC window to the rear aspect. Door leading to-

**Conservatory** - 7' 8" x 6' 9" (2.36m x 2.06m) Double glazed uPVC windows and uPVC sliding door leading to the rear garden.

**Master Bedroom** - 11' 1" x 12' 5" (3.38m x 3.8m) Double glazed uPVC window to the front aspect. Fitted wardrobes.

**Bedroom Two** - 9' 11" x 11' 1" (3.04m x 3.4m) Double glazed





uPVC window to the front aspect. Electric wall heater.

**Shower Room** - Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect.

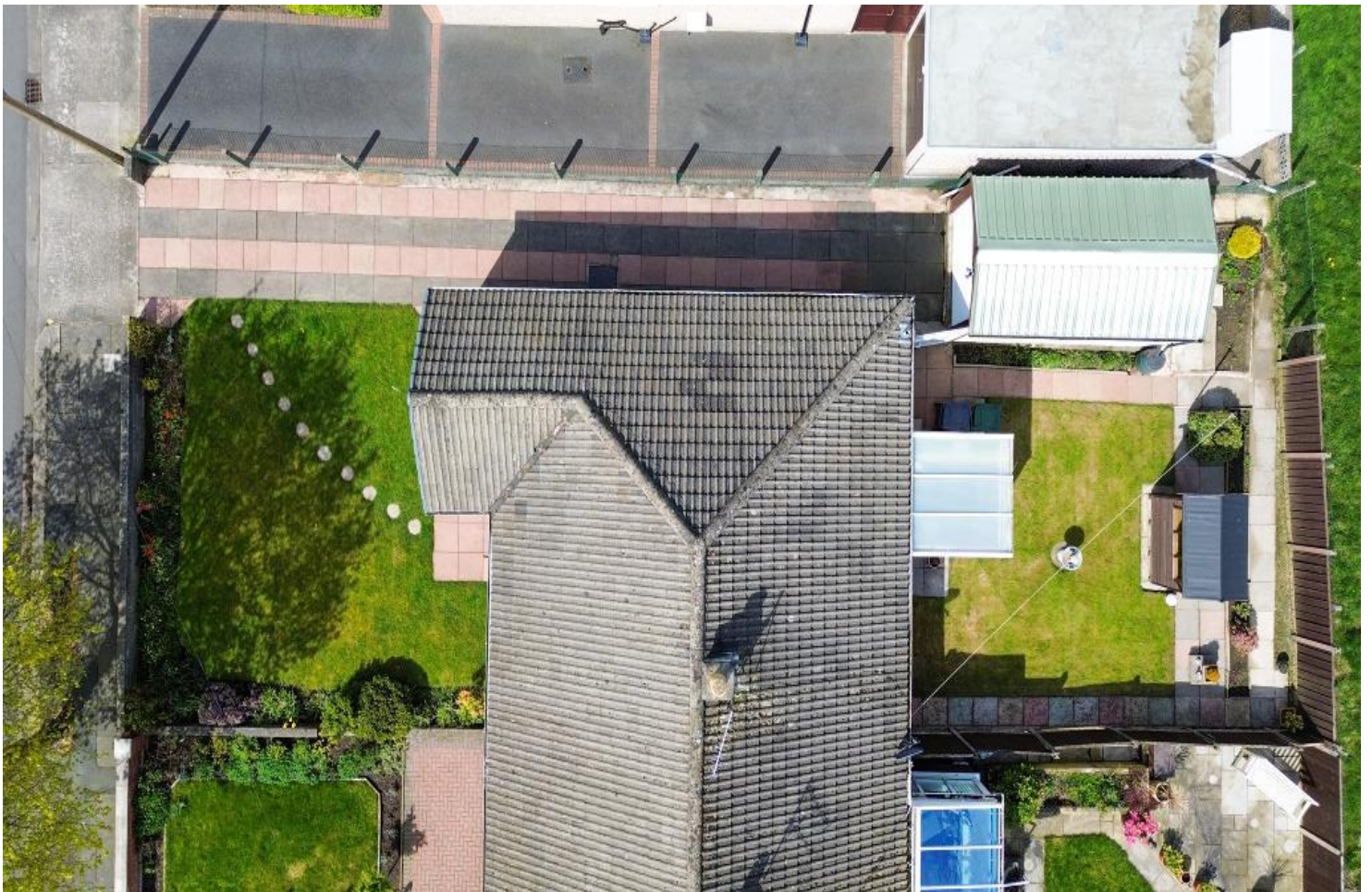
## Exterior

**External** - Laid lawn front garden with flower beds. Paved driveway to the side leading to the single garage. Enclosed rear garden with open views to the rear overlooking open fields. The garden has a laid lawn, concrete patio area, flower bed, greenhouse and garden shed.

**Garage** - 16' 1" x 9' 5" (4.93m x 2.89m) Electric roll top entrance door, single glazed window and power.

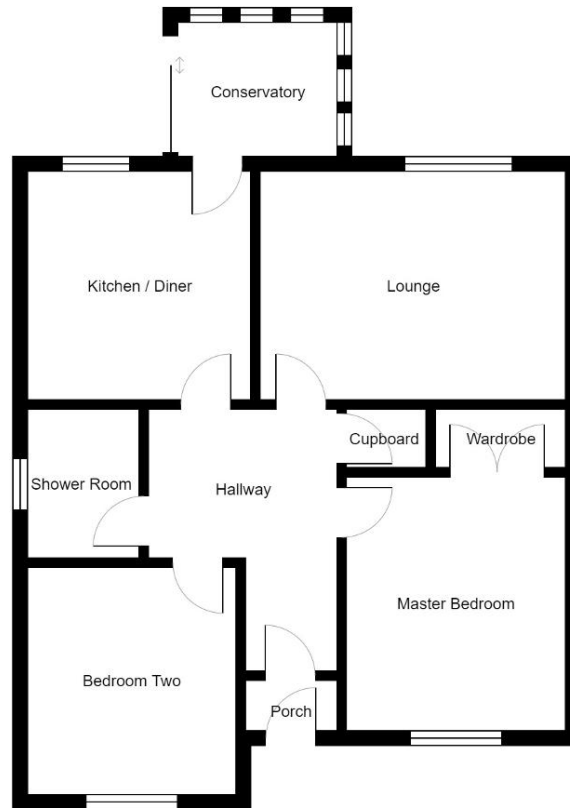








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Ground Floor



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D		
39-54	E	51   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.