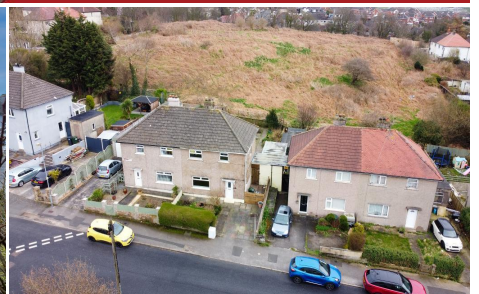


3 Bedroom Semi-Detached for Sale - £145,000

Combermere Road, Heysham, LA3 2SU



KEY FEATURES

- Three Bedroom Semi-Detached Home
- Popular Residential Location
- Open Outlook To The Rear
- Two Reception Rooms
- Good Sized Kitchen
- Spacious Bedrooms
- Enclosed Private Garden
- Off Road Parking And Outbuildings
- No Upper Chain

Description

We welcome to the market this three bedroom semi-detached property, located on the edge of the Heysham bypass. Ideal area for access into Morecambe, Lancaster and the M6 motorway. The property provides spacious accommodation, good sized garden and open aspect to the rear.

The property features; entrance hallway, lounge, dining room and separate kitchen. To the first floor are three good sized bedrooms and three piece bathroom suite. Front garden and driveway providing off road parking. Enclosed rear garden with patio's, laid lawn and outbuildings.

Viewings are strongly recommended. We are selling the property with No Upper Chain.

Ground Floor

Entrance Hall - Entrance uPVC doorway and uPVC double glazed window to the side aspect. Stairs leading to the first floor landing. Double radiator. Storage cupboard.

Lounge - 10' 10" x 14' 6" (3.31m x 4.44m) Double glazed uPVC window to the front aspect. Radiator. Door leading to-

Dining Room - 10' 2" x 8' 10" (3.11m x 2.71m) Double glazed uPVC window to the rear aspect. Double radiator. Coving to the ceiling. Door leading to-

Kitchen - 12' 2" x 9' 11" (3.71m x 3.03m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Free standing oven and space for a fridge freezer, washing machine and dishwasher. Double glazed uPVC window to the rear and single glazed window to the side. Storage cupboard and uPVC door leading to the rear garden.

First Floor

First Floor Landing - Radiator and uPVC double glazed window. Loft access.

Master Bedroom - 11' 10" x 11' 1" (3.62m x 3.39m) Double glazed uPVC window to the front aspect. Fitted wardrobe.

Bedroom Two - 15' 0" x 8' 2" (4.59m x 2.49m) Double glazed uPVC window to the rear aspect. Fitted storage cupboard, housing the boiler.

Bedroom Three - 8' 1" x 9' 2" (2.48m x 2.8m) (max) Double glazed uPVC window to the front aspect.

Bathroom - Three piece suite comprising; bath with



overhead shower, wash hand basin and low level WC.
Double glazed uPVC window to the rear aspect. Heated
towel rail.

Exterior

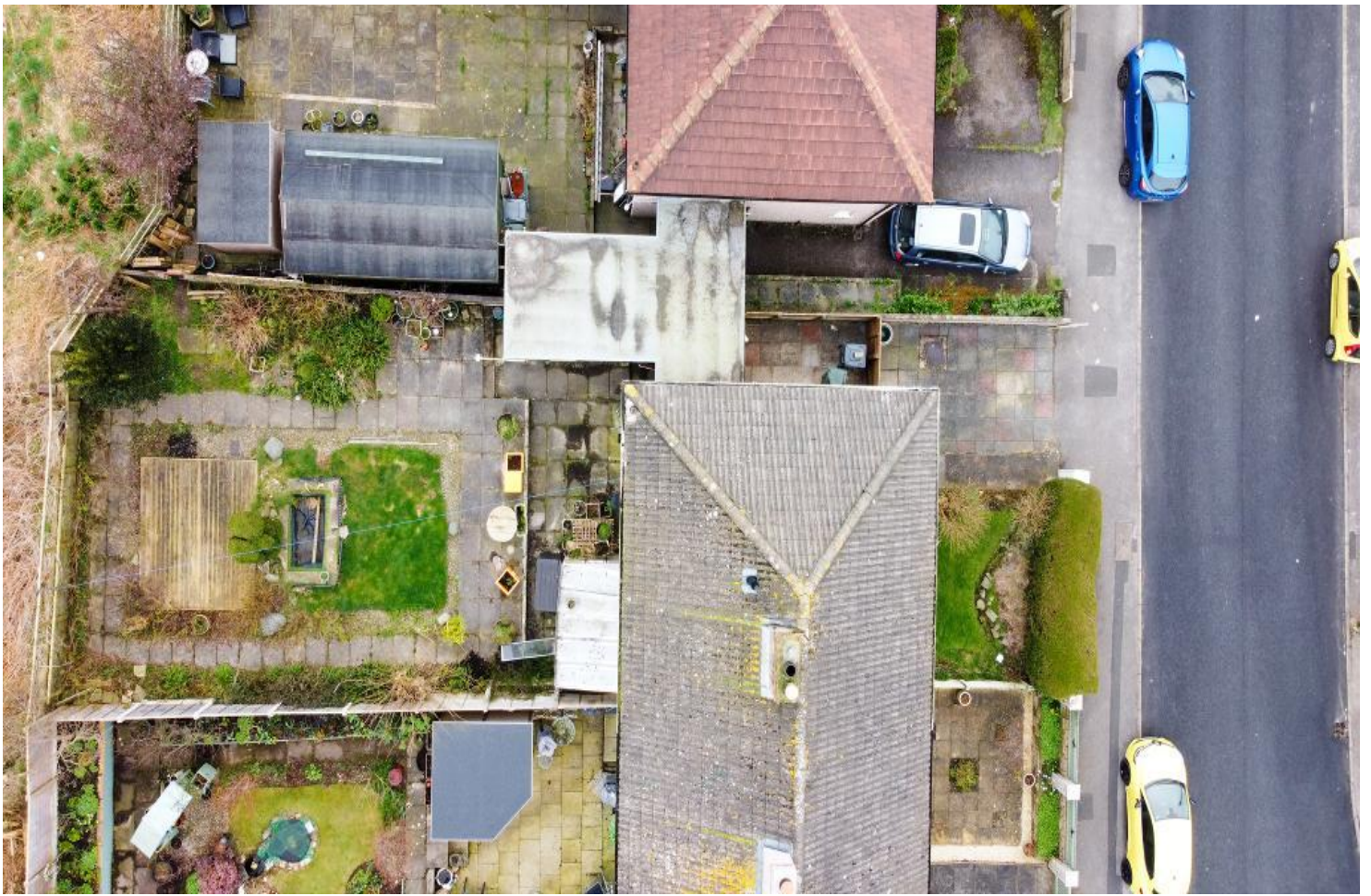
External - Paved driveway providing off road parking. Laid
lawn garden with flower beds.

Good sized rear garden with a large paved patio area, laid
lawn patio decking, flower beds, plants and shrubs.

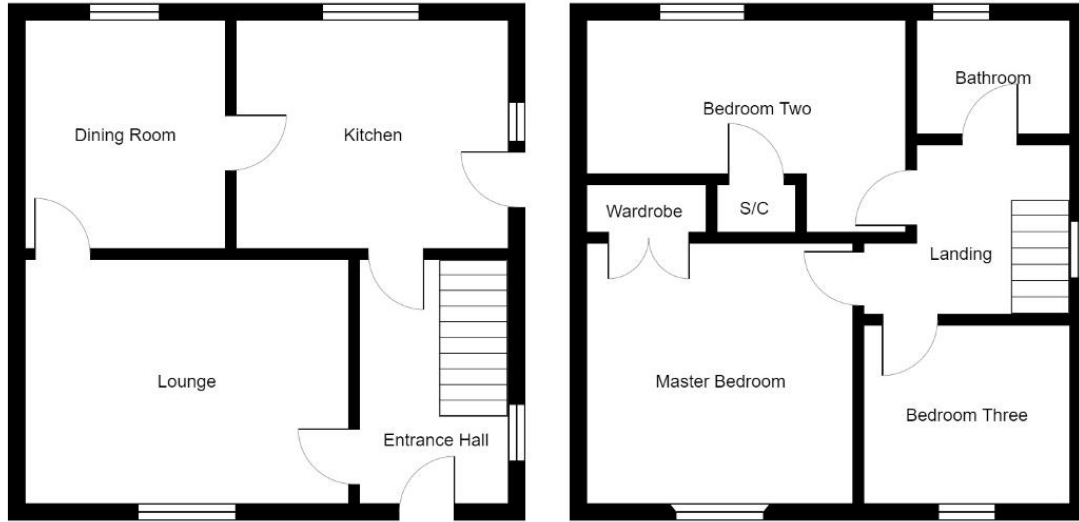
Outbuilding One - 7' 9" x 6' 3" (2.38m x 1.91m) Single
entrance door and single glazed window.

Outbuilding Two - 4' 0" x 5' 11" (1.22m x 1.82m) Single
entrance doorway, power and light.





Combermere Road, Heysham, LA3 2SU



Ground Floor

First Floor



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 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.