

# 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 semidetached 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.



**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.

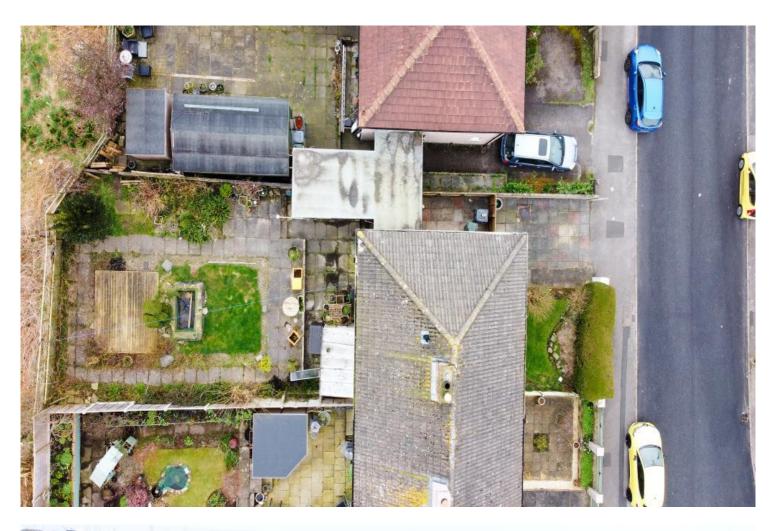
Outbuilding Two - 4'0" x 5' 11" (1.22m x 1.82m) Single entrance doorway, power and light.













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Energy Efficiency Rating				
Score	Energy rating		Current	Potential
92+	Α			
81-91	В			<b>■81  B</b>
69-80	С			OILD
55-68	D		59  D	
39-54		E		
21-38		F		
1-20		G		

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Fixtures and fittings may be available by separatenegotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.