

## 2 Bedroom Detached Bungalow for Sale - £290,000

Brier Drive, Heysham, LA3 2QU



### KEY FEATURES

- Delightful Link-Detached Bungalow
- Popular Residential Location
- Open Plan Lounge And Conservatory
- Good Sized Kitchen
- Two Double Bedrooms
- Front And Rear Garden
- Driveway Leading To Garage
- Viewings Are Highly Recommended
- No Upper Chain

## Description

Welcome to this delightful two bedroom home, situated in a sought-after neighbourhood in Heysham. Perfectly combining comfort, functionality, and charm, this property offers a fantastic living experience for couples and individuals alike.

Stepping into this home you will find a spacious and inviting entrance hallway. Access leading through to the main reception room, which is open plan to the bright and tranquil conservatory, with an outlook to the well maintained and private, garden. Bathed in sunlight throughout the day this space offers an ideal setting for gardening and outdoor dining. The functional kitchen is equipped with ample storage and work surfaces. Two generously sized bedrooms are located to the front aspect of the bungalow, and a well-appointed, three piece bathroom with shower over the bath.

This property boasts a driveway plus a single garage allowing for plenty of extra storage and secure, off road parking.

Viewing is highly recommended to appreciate the full potential and beauty of this charming home. Please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com) for further details.

## Ground Floor

**Vestibule** - Double glazed entrance doorway, and door leading to-

**Hallway** - Double radiator. Laminate flooring. Coving to the ceiling.

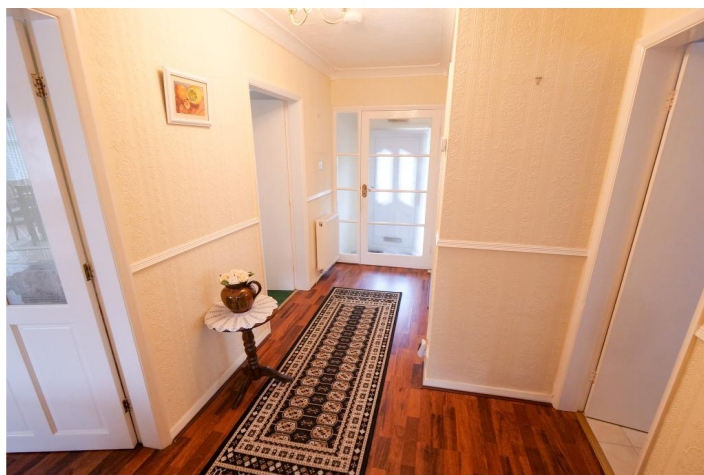
**Lounge** - 11' 9" x 11' 11" (3.6m x 3.64m) Electric fire with wooden surround. Double radiator. Laminate flooring and coving to the ceiling. Open to-

**Conservatory** - 8' 9" x 12' 9" (2.69m x 3.89m) Double glazed uPVC windows and uPVC French doors leading to the rear garden. Double radiator. Tiled flooring.

**Kitchen** - 12' 6" x 8' 7" (3.82m x 2.62m) (max)  
Fitted kitchen with a range of wall and base units with contrasting work surface, incorporating a one and a half stainless steel sink unit. Recently installed electric oven and four ring electric induction hob. Space for a fridge freezer. Double radiator. Two uPVC double glazed uPVC windows to the rear aspect.

**Inner Hall And Utility** - Tiled flooring and uPVC door leading to the side pathway. Storage cupboard with fixed shelving and space for a washing machine

**Master bedroom** - 12' 6" x 11' 11" (3.83m x 3.64m) (into



recess)

Fitted bedroom furniture comprising; wardrobes, drawers, overhead storage and dressing table. Double glazed uPVC window to the front aspect. Radiator. Coving to the ceiling.

**Bedroom Two - 11' 5" x 10' 5" (3.48m x 3.2m)** Double glazed uPVC window to the front aspect. Radiator.

**Bathroom** - Three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Double radiator. Storage cupboard. Double glazed uPVC window to the side aspect. Tiled flooring.

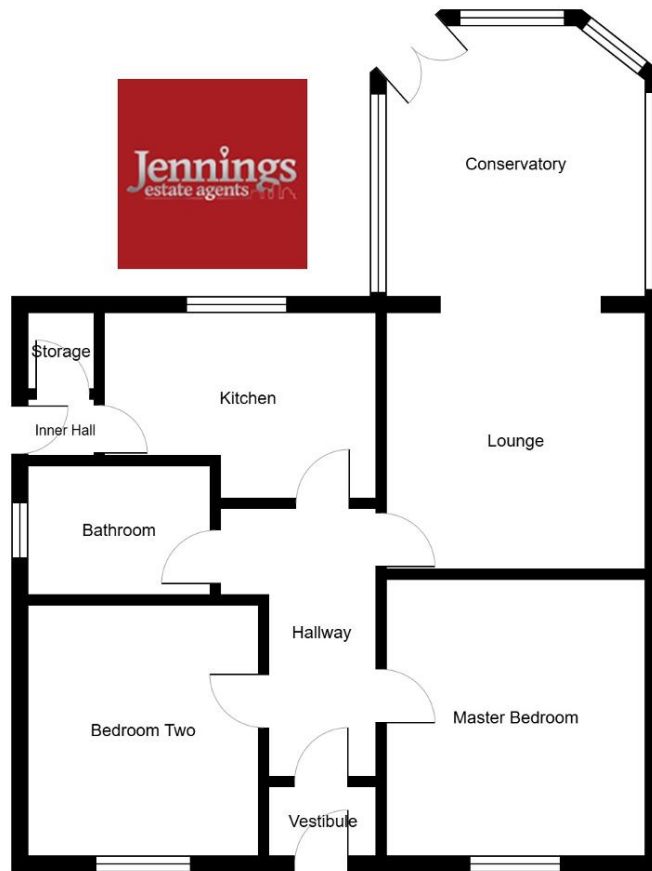
## Exterior

**External** - Paved front garden and flower bed. Concrete driveway to the side, leading to the single garage. Enclosed mature rear garden with a laid lawn, paved patio area and established plants and shrubs.

**Garage - 8' 4" x 16' 10" (2.56m x 5.15m)** Up and over door, power and light. Boiler. Single glazed window and door leading to the rear garden.



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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	58   D	
39-54	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.