

3 Bedroom Semi-Detached for Sale - **£170,000**

Norfolk Avenue, Heysham, LA3 1JG



## KEY FEATURES

- Three Bedroom Semi-Detached House
- Popular Residential Location
- Two Reception Rooms
- Modern Fitted Kitchen
- Three Good Sized Bedrooms
- White Three Piece Shower Room
- Block Paved Driveway Providing Parking
- Long Family Sized Garden
- Viewings Are Highly Recommended



## Description

We are happy to present to the market, this three bedroom semi-detached family home. The current owners have upgraded the property throughout; replacing the kitchen, shower room and adding solar panels. The garden to the front has been replaced with a brick driveway, and the rear garden has been landscaped.

The property features; entrance hall, lounge, dining room which is open to the modern fitted kitchen. To the first floor are three good sized bedrooms and a modern three piece white bathroom suite.

Externally the property has ample off road parking and a long rear garden with plants, laid lawn, summer house and garden shed.

Viewings are highly recommended, so please contact the office for further details.

## Ground Floor

**Entrance Hall** - Double glazed uPVC window and uPVC entrance doorway. Stairs leading to the first floor landing. Double radiator. Laminate flooring.

**Lounge** - 12' 6" x 13' 5" (3.83m x 4.09m) (into bay)  
Double glazed uPVC window to the front aspect. Electric fire with a wooden surround. Radiator. Laminate flooring and coving to the ceiling.

**Dining Room** - 10' 5" x 12' 5" (3.18m x 3.8m) Double glazed uPVC window to the side aspect. Double radiator. Double glazed uPVC door leading to the rear garden. Under stairs storage cupboard. Laminate flooring and coving to the ceiling.

**Kitchen** - 9' 6" x 8' 6" (2.91m x 2.6m) Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring hob and stainless steel extractor fan. Integrated fridge and space for a washing machine. Double glazed uPVC window overlooking the rear garden. Tiled flooring.

**First Floor Landing** - Radiator.

**Master Bedroom** - 12' 0" x 13' 9" (3.66m x 4.22m) Double glazed uPVC window to the front aspect. Double radiator.

## First Floor

**Bedroom Two** - 8' 7" x 7' 10" (2.64m x 2.4m) Double glazed uPVC window to the rear aspect. Radiator.

**Bedroom Three** - 6' 9" x 8' 2" (2.08m x 2.5m) Double glazed



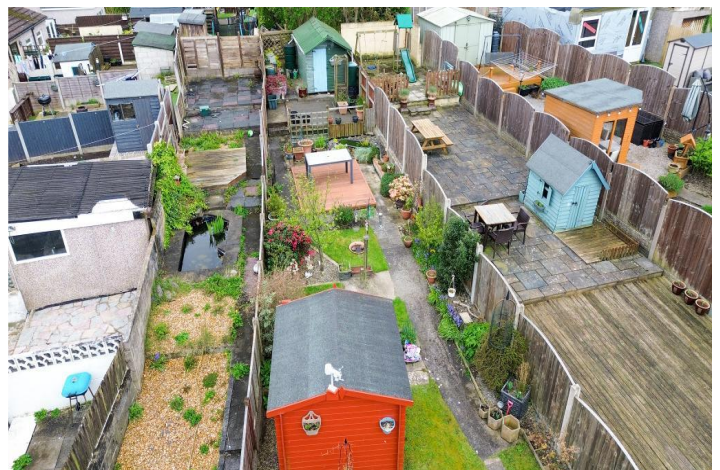


uPVC window to the side aspect.

**Shower Room** - Modern fitted three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Storage cupboard.

## Exterior

**External** - Block paved front garden providing ample off road parking. Enclosed rear garden with laid lawn, flower beds, decking area, summer house and garden shed.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	72   C	
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.