

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 amply 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

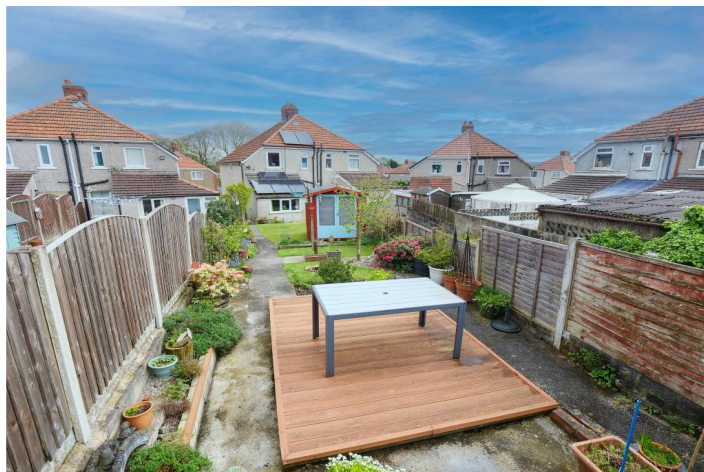


uPVC window to the side aspect.

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	72 C	80 C
55-68	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.