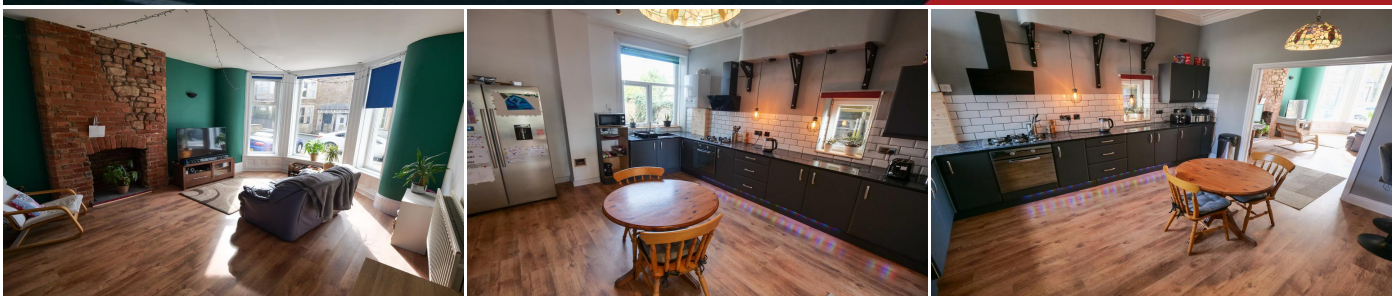


2 Bedroom Flat for Sale - £140,000

Heysham Road, Heysham, LA3 1DF



## KEY FEATURES

- Two Bedroom Ground Floor Apartment
- Sea View From The Lounge Window
- Large Reception Room And Kitchen
- En-Suite Bathrooms To Both Bedrooms
- Separate Two Piece WC
- Office/Utility
- Off Road Parking To The Front
- Enclosed Rear Garden
- No Upper Chain



## Description

We are delighted to offer to the market this spacious ground floor apartment. The property provides an excellent amount of space; split over two levels. You have the luxury of a sea view from your lounge bay window and an enclosed garden area to the rear.

Viewings are highly recommended to truly see what this wonderful apartment has to offer.

The accommodation includes; entrance hallway, large kitchen diner, which is open to the spacious lounge with a sea view. Separate WC and stairs leading down to the lower level. The master bedroom is located to the rear of the apartment, and has it's own four piece en-suite. Another room comes off from the bedroom which could be used as a walk in wardrobes, utility area or study. To the lower ground floor you will find the second bedroom with en-suite, three piece bathroom suite.

Externally the property ample off road parking to the front and enclosed garden area to the rear.

We are selling the apartment with No Upper Chain.

## Ground Floor

**Communal Entrance** - Intercom system, and uPVC door leading into the formal entrance.

**Hallway** - Stairs leading down to the second bathroom and bathroom.

**Separate WC** - Two piece suite comprising; wash hand basin and low level WC. Tiled walls and flooring.

**Kitchen Diner** - 12' 3" x 15' 1" (3.75m x 4.6m) (max)  
Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a sink unit and breakfast bar. Electric oven, four ring gas hob and extractor fan. Space for an American style fridge freezer. Double glazed uPVC window to the side and rear aspect. Double radiator. Open plan to-

**Lounge** - 12' 7" x 18' 10" (3.85m x 5.75m) (into bay)  
Double glazed uPVC bay window with views looking towards the sea. Feature brick built fireplace with display lighting. Double radiator. Laminate flooring and down lights.

**Master Bedroom** - 13' 7" x 12' 6" (4.16m x 3.83m) Double glazed uPVC window to the side aspect. Radiator. Down lights. Door leading to-

**En-suite Bathroom** - Four piece suite comprising; bath, shower cubicle. wash hand basin and low level WC. Radiator. Double glazed uPVC window to he side aspect.



Heated towel rail. Tiled flooring.

**Office/Utility - 7' 7" x 8' 7" (2.33m x 2.62m)** Double glazed uPVC window to the side and door leading to the garden. Plumbed for a washing machine.

### Lower Ground Floor

**Hallway** - Down lights and storage cupboard. Door leading to-

**Bathroom** - Modern three piece suite comprising; bath, wash hand basin and low level WC. Heated towel rail. Down lights. Open to-

**Bedroom Two - 12' 5" x 9' 1" (3.79m x 2.77m)** Double glazed uPVC window to the side aspect. Double radiator.

### Exterior

**External** - Concrete driveway to the front providing ample parking for three vehicles. Enclosed rear garden area with decking, artificial grass and storage area.

**Aerial picture** - Please note that the aerial picture is to show how close the apartment is to the sea front. The pictures does not replicate a view from inside the apartment.





Heysham Road, Heysham, LA3 1DF



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   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.