

4 Bedroom End Terrace House for Sale - £185,000

Heathfoot Avenue, Heysham, LA3 2TW



KEY FEATURES

- Extended End Terraced Family Home
- Popular Residential Location
- Partial Sea Views To The Rear
- Large Main Reception Room
- Kitchen With Integrated Appliances
- Four Double Bedrooms
- Bathroom And Separate Wet-Room
- Front And Rear Garden
- Viewings Are Highly Recommended

Description

We are delighted to bring to the market, this extended four bedroom end terraced property, with views to the rear looking towards the sea.

The current owners have extended the property to the rear by creating an additional bedroom and wet-room. Overall the accommodation is spacious throughout and offers a further three double bedrooms.

The property features; entrance hall and the lounge is to the front aspect. Good sized kitchen diner with modern fitted units. Fourth bedroom with French doors leading to the rear garden. Door leading to the en-suite wet-room. To the first floor are three good sized bedrooms, and three piece bathroom suite. Laid lawn garden to the front and side. Enclosed rear garden with decking and laid lawn.

Viewings are strongly recommended, please contact the office on 01524 926007 to arrange a viewing.

Ground Floor

Hallway - Entrance uPVC door and uPVC double glazed window to the front aspect. Radiator. Stairs leading to the first floor landing.

Lounge - 14' 7" x 11' 3" (4.47m x 3.44m) Double glazed uPVC window to the front aspect. Gas fire with surround. Radiator.

Kitchen Diner - 9' 10" x 21' 4" (3m x 6.51m) Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a sink unit. Electric oven, microwave and four ring electric hob. Space for a American style fridge freezer and washing machine. Radiator. Down lights. Double glazed uPVC window and uPVC French doors leading to the rear yard.

Bedroom Four - 9' 10" x 9' 3" (3m x 2.84m) Double glazed uPVC French doors leading to the rear garden. Wall mounted electric heater. Door leading to-

Wet-Room - 5' 1" x 9' 1" (1.57m x 2.79m) Large wet-room with a shower, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail.

First Floor

First Floor Landing - Access to the loft and fitted storage cupboard.

Master Bedroom - 8' 7" x 14' 6" (2.64m x 4.45m) (into recess) Double glazed uPVC window to the rear with sea view. Double radiator. Fitted storage cupboard.



Bedroom Two - 11' 1" x 9' 1" (3.39m x 2.79m) Double glazed uPVC window to the front and side aspect. Radiator. Fitted storage cupboard.

Bedroom Three - 8' 0" x 12' 0" (2.44m x 3.67m) (max)
Double glazed uPVC window to the front aspect. Radiator.

Bathroom - Three piece bathroom suite comprising; bath with an overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail. Tiled flooring and down lights.

Exterior

External - Laid lawn garden to the front and side. Pathway leading to the entrance doorway. Enclosed rear garden with a large decking area and laid lawn.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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.