

4 Bedroom Semi-Detached for Sale - **£350,000**

The Cliffs, Heysham, Morecambe, LA3 1NY



KEY FEATURES

- Unique Four Bedroom Family Home
- Spectacular Sea Views
- Popular Residential Location
- Three Reception Rooms
- Kitchen With Separate Pantry
- Ground Floor Cloakroom/WC
- Bathroom With Separate WC
- Gardens, Driveway And Garage
- No Upper Chain

Description

We are delighted to offer an opportunity to purchase this fabulous family home, with its breath taking views over the bay. The Cliffs, must be one of the most desirable location to live within Heysham. Viewings are essential to fully appreciate this wonderful home. The property does need updating throughout, but once finished, the prospective buyer will own one of the finest properties within the village.

The property features; entrance porch, hallway, three reception rooms, kitchen and separate cloakroom/WC. To the first floor are four bedrooms, bathroom and separate WC. Externally the property has a laid lawn to the front and side aspect. Enclosed low maintenance rear garden, with driveway and garage.

Please contact us on 01524 926007, or email - office@jeagent.com for further details.

Ground Floor

Entrance Porch - Double glazed uPVC windows and uPVC French doors. Double glazed uPVC door leading to-

Hallway - Two uPVC double glazed windows to the front aspect. Radiator. Stairs leading to the first floor landing. Coving to the ceiling. Under stairs storage cupboard.

Lounge - *13' 2" x 16' 8" (4.02m x 5.09m)* (into bay)
Double glazed uPVC bay window with stunning sea views. Gas fire with wooden surround and tiled hearth. Radiator. Coving to the ceiling.

Sitting Room - *13' 10" x 12' 4" (4.24m x 3.78m)* Double glazed uPVC window to the rear aspect. Double radiator. Coving to the ceiling.

Dining Room - *10' 5" x 8' 8" (3.19m x 2.66m)* Double glazed uPVC window to the side aspect. Radiator. Fitted kitchen units with matching cupboards. Door leading to-

Kitchen - *5' 6" x 10' 6" (1.68m x 3.22m)* Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Free standing cooker and space for a washing machine. Double glazed uPVC window and uPVC door leading to the rear garden. Walk-in pantry with shelving and uPVC double glazed window. Double radiator, and tiled flooring.

Cloakroom/WC - High level WC and tiled flooring. Double glazed uPVC window to the rear aspect.

First Floor



First Floor Landing - Double glazed uPVC window to the side aspect. Radiator and fitted storage cupboard.

Master Bedroom - 12' 11" x 16' 9" (3.95m x 5.13m) (into bay)
Double glazed Upvc bay window with views overlooking the bay. Double radiator. Coving to the ceiling.

Bedroom Two - 13' 10" x 10' 11" (4.24m x 3.35m) (into recess)
Double glazed uPVC window to the rear aspect. Access to the loft.

Bedroom Three - 8' 8" x 10' 4" (2.65m x 3.17m) Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Four - 8' 11" x 8' 5" (2.74m x 2.57m) Double glazed uPVC window to the front aspect. Radiator.

Bathroom - Two piece suite comprising; bath with an overhead shower and wash hand basin. Double glazed uPVC window to the side aspect. Heated towel rail. Storage cupboard.

Separate WC - Low level WC and uPVC double glazed window to the side aspect.

Exterior

External - Laid lawn garden to the front and rear with complementary flower beds and shrubs. Pathway leading to the main entrance and to the rear garden. Enclosed rear garden with a paved patio, small lawn area and flower bed. Gated access leading to the driveway and garage.

Garage - 15' 10" x 10' 0" (4.84m x 3.07m) Electric up and over door, power and light. Double glazed uPVC window and single 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	62 D	
39-54	E		
21-38	F		
1-20	G		

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