

3 Bedroom Semi-Detached for Sale - £225,000

Tibicar Drive East, Heysham, Morecambe, LA3 2AR



KEY FEATURES

- Extended Three Bedroom Family Home
- Popular Residential Location
- Open Plan Lounge and Dining Room
- Sun Room With Bi-fold Doors
- Modern Fitted Extended Kitchen
- Three Piece Bathroom Suite
- Off Road Parking To The Front Aspect
- Enclosed Rear Garden And Summerhouse
- Viewings Are Highly Recommended

Description

We are delighted to offer to the market, this extended semi-detached property, located within the popular residential location. Credit to the current owners for transforming this property into a truly outstanding family home. The open plan lounge and dining area, has double doors which lead to the sun room. This is a must view for any prospective buyers. We promise you won't be disappointed.

The property features; entrance hallway and open plan lounge to the dining room. Double doors leading to the sun room, with bi-fold patio doors, opening onto the rear garden. Extended modern fitted kitchen with space for array of white goods. To the first floor are three bedrooms and a three piece bathroom suite.

Externally the property provides ample parking to the front aspect. Enclosed rear garden with a block paved patio area, laid lawn and summerhouse.

Viewings are highly recommended, so please contact 01524 926007, or email office@jeagent.com for further details.

Ground Floor

Hallway - Entrance doorway. Stairs leading to the first floor landing. Double radiator. Under stairs storage cupboard, with a single glazed window and boiler.

Lounge - 10' 2" x 14' 8" (3.1m x 4.48m) (into bay)
Double glazed uPVC bay window to the front aspect. Double radiator. Laminate flooring and coving to the ceiling. Open plan to-

Dining Room - 11' 8" x 11' 3" (3.57m x 3.44m) (into recess)
Wall mounted electric fire. Double doors leading to-

Sun Room - 11' 4" x 8' 4" (3.47m x 2.56m) Double glazed bi-fold patio doors leading to the rear garden. Radiator. Laminate flooring and down lights. Door leading to-

Kitchen - 15' 9" x 6' 10" (4.81m x 2.1m) Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Electric oven, four ring electric hob and stainless steel extractor. Space for a American style fridge freezer, washing machine and dishwasher. Double radiator. Tile flooring and down lights. Double glazed uPVC window to the side aspect and single door leading to the rear garden.

First Floor

First Floor Landing - Double glazed uPVC window to the side aspect. Loft access.



Master Bedroom - 10' 6" x 14' 2" (3.21m x 4.34m) (into bay)
Double glazed uPVC bay window to the front aspect.
Radiator.

Bedroom Two - 11' 11" x 11' 8" (3.65m x 3.57m) (into recess)
Double glazed uPVC window to the rear aspect. Radiator.

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

Bathroom - Three piece suite comprising; bath, wash hand
basin and low level WC. Double glazed uPVC window to the
side aspect. Heated towel rail. Tiled walls and down lighting.

Exterior

External - Block paved front garden providing off road
parking. Enclosed rear garden with patio area, laid lawn and
summer house.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 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.