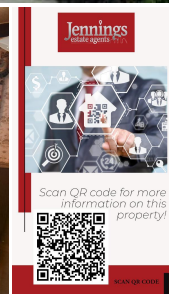


4 Bedroom Semi-Detached for Sale - £310,000

Draycombe Drive, Heysham, LA3 1LN



KEY FEATURES

- Impressive Semi-detached Family Home
- Popular Residential Location
- Split Over Three Levels
- Two Reception Rooms And Sun Room
- Four Bedrooms
- Four Piece Bathroom Suite
- Front And Rear Garden
- Viewings Are Highly Recommended
- No Upper Chain

Description

Jennings Estate Agents are delighted to offer to the market this truly wonderful family home. Located within a popular part of Heysham, and close to the sea front. Even though the property needs updating, it still boasts charm and character throughout. The accommodation is split over three floors, and offers generous sized rooms.

The property features; entrance porch, hallway and down stairs WC. The main reception room is to the rear, and overlooks the rear garden. Good sized kitchen, with an opening that leads to the dining room. The sun room is located to the rear of the property with sliding patio doors to the garden. The fourth bedroom or second reception is to the front. To the first floor are two large bedrooms, office and a four piece bathroom suite. To the second floor you will find another large bedroom with two Velux windows. Externally the property has a front and rear garden, and driveway leading to the single garage.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Ground Floor

Entrance Porch - Stain glass windows and entrance doorway. Wooden beams to the ceiling. Cloakroom.

Hallway - Stairs leading to the first floor landing. Wooden feature beams to the ceiling. Radiator.

Down Stairs WC - Two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Radiator and fitted storage cupboards.

Lounge - 14' 10" x 16' 6" (4.54m x 5.05m) Double glazed uPVC window to the rear aspect. Gas fire with marble surround. Electric radiator. Decorative coving to the ceiling.

Kitchen - 14' 10" x 9' 1" (4.54m x 2.78m) (max) Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a sink unit. Double oven, stove, four ring gas hob and extractor. Space for a dishwasher and fridge. Double glazed uPVC window to the front and side aspect. Entrance doorway leading to the side aspect. Double radiator.

Dining Room - 9' 10" x 9' 4" (3.02m x 2.86m) Fitted with a range of base and wall units. Radiator. Open plan to-

Sun Room - 7' 10" x 10' 10" (2.41m x 3.32m) Double glazed uPVC windows and uPVC sliding door leading to the rear garden. Gas heater. Large sky light.

Sitting Room/Bedroom - 7' 11" x 12' 4" (2.42m x 3.76m) Double glazed window to the front aspect. Radiator. Fitted



display cabinet and storage cupboard. Electric fire with surround. Radiator. Decorative wooden beams to the ceiling.

First Floor

First Floor Landing - Double glazed uPVC window to the front aspect. Large walk-in storage cupboard, with single glazed window. Electric wall heater. Decorative wooden beams to the ceiling.

Master Bedroom - 14' 6" x 12' 10" (4.43m x 3.93m) (plus wardrobe)

Double glazed uPVC window to the rear aspect. Wash hand basin. Fitted wardrobes. Radiator. Coving to the ceiling.

Bedroom Two - 11' 3" x 12' 3" (3.45m x 3.74m) Double glazed window to the front aspect. Fitted wardrobes and storage cupboard. Radiator. Coving to the ceiling.

Office - 9' 6" x 10' 7" (2.9m x 3.25m) Double glazed uPVC window to the rear aspect. Gas fire. Storage cupboard. Wash hand basin. Stairs leading to the second floor landing.

Bathroom - 6' 5" x 9' 9" (1.96m x 2.98m) Four piece suite comprising; jacuzzi bath, shower cubicle, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC window to the side aspect.



Second Floor

Second Floor Landing - Eaves storage and Velux window. Door leading to-

Bedroom Three - 13' 5" x 17' 5" (4.09m x 5.31m) (max)
Two Velux windows, eaves storage and electric heater.

Exterior

External - Crazy paved front garden with plants and shrubs. Concrete driveway providing amply off road parking, leading to the garage. Enclosed rear garden with a large paved patio area, pond, plants, shrubs and greenhouse.

Garage - 15' 8" x 9' 1" (4.79m x 2.77m) Up and over door and two single glazed windows. Open passageway leading to-

Workshop - 5' 6" x 9' 1" (1.68m x 2.78m) Fitted base and wall units. Single glazed window and door leading to the rear garden.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 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.