

## 2 Bedroom Semi-Detached Bungalow for Sale - £190,000

Norland Drive, Heysham, LA3 2DS



### KEY FEATURES

- Extended Semi-detached Bungalow
  - Popular Residential Location
  - Two Reception Rooms
  - Kitchen Diner
  - Conservatory
  - Bedroom With En-suite Shower
  - Front And Rear Garden
  - Driveway Leading To Garage
- Viewings Are Highly Recommended



## Description

We are pleased to offer to the market this extended two bedroom, semi-detached home. The property layout has been changed, to offer a substantial living accommodation throughout. Within walking distance to the parade of shops, bus route and close to the promenade.

The property features; spacious entrance hallway and the lounge is located to the front aspect, with a log burner. Nicely sized kitchen and separate dining room, which is open plan to the conservatory. Two bedrooms, with one bedroom benefiting from an en-suite shower room. Externally the property provides a low maintenance front and rear garden. Long driveway leading to the single garage and workshop.

Viewings are highly recommended, please contact our office on 01524 926007, or email [office@jeagent.com](mailto:office@jeagent.com)

## Ground Floor

**Entrance Hallway** - Entrance doorway, laminate flooring, radiator and down lights.

**Lounge** - 12' 0" x 9' 10" (3.67m x 3.02m) Double glazed uPVC window to the front aspect. Log burner with a wooden surround. Double radiator. Laminate flooring.

**Kitchen Diner** - 12' 1" x 9' 10" (3.69m x 3.01m) Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half sink unit. Double electric oven, four ring electric hob and extractor fan. Space for a fridge freezer and washing machine. Two radiators. Double glazed uPVC bay window to the side and uPVC double glazed window to the rear. Door leading to the rear garden.

**Dining Room** - 9' 1" x 11' 10" (2.78m x 3.61m) Stairs leading to the first floor landing. Radiator. Double doors leading to-

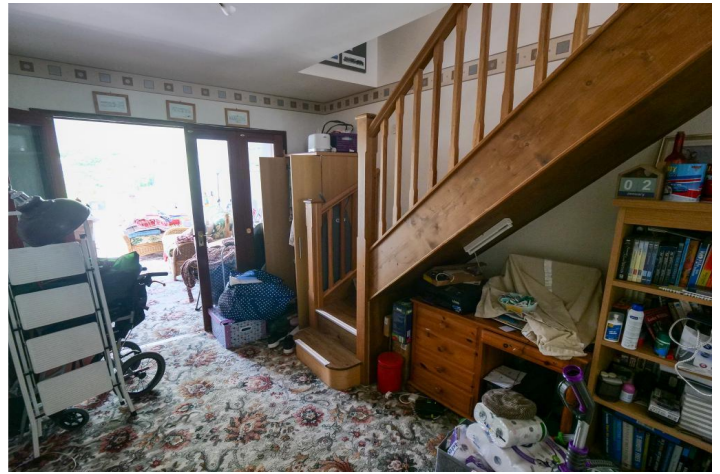
**Conservatory** - 15' 1" x 7' 5" (4.6m x 2.27m) Double glazed uPVC windows and uPVC French doors leading to the rear garden. Three radiators. Down lights.

**Bathroom** - Three pieces suite comprising; bath with overhead shower, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC double glazed window to the side aspect. Storage cupboard.

## First Floor

**Bedroom Two** - 7' 7" x 9' 3" (2.34m x 2.83m) Double glazed uPVC window to the rear aspect. Eaves storage. Radiator. Laminate flooring. Open doorway to

**En-suite Shower Room** - Three piece suite comprising;



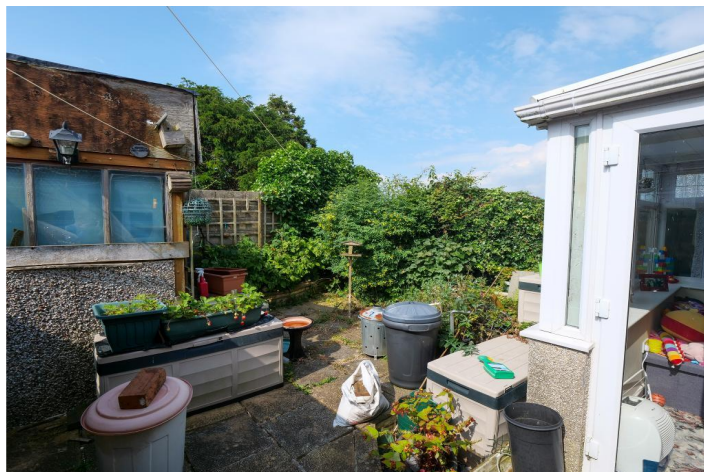
shower cubicle, wash hand basin and low level WC. Heated towel rail. Eaves storage. Velux window.

## Exterior

**External** - Stone gravel to the front garden, and driveway leading to the single garage. Enclosed rear garden with a paved patio, raised flower bed and garden shed.

**Garage** - 8' 0" x 13' 8" (2.45m x 4.19m) Up and over door, power and light. Open to-

**Workshop** - 7' 6" x 7' 5" (2.31m x 2.28m) Single door access, power and light.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   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.