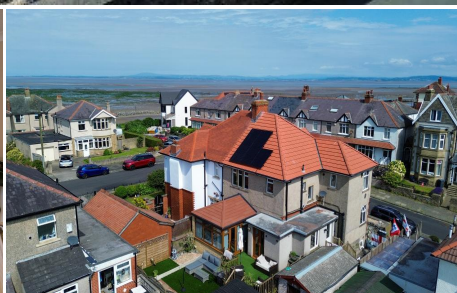
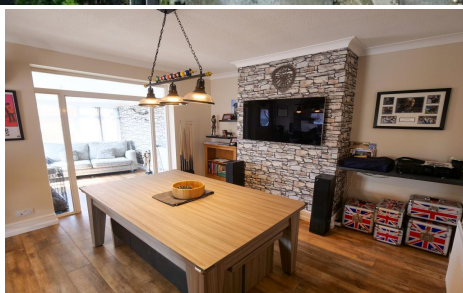


4 Bedroom Semi-Detached for Sale - £335,000

Royds Avenue, Heysham, LA3 1PA



KEY FEATURES

- Extended Four Bedroom Semi-detached Home
- Close To The Sea Front
- Popular Residential Location
- Open Plan Living Area
- Modern Kitchen And Shower Room
- Fitted Solar Panels
- Landscape Rear Garden
- Driveway Leading To Garage
- Viewings Are Highly Recommended

Description

We relish the opportunity, to bring to the market this amazing four bedroom extended family home. Located on the door step of the sea front, ideal for long walks in an evening. Credit to the current owner who has transformed the property throughout. Open plan living area to the ground floor, providing a modern fitted kitchen, two reception rooms, conservatory and utility. Fitted bedroom furniture to the two large bedrooms, and modern fitted shower room.

The property features; entrance hall, bedroom/office and the lounge is to the front aspect. Open planing living area from the dining room leading to the kitchen, utility and Orangery. To the first floor are three double bedrooms and modern fitted shower room. Front garden with driveway leading to the garage. Landscaped rear garden with decking, artificial grass and pergola.

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

Ground Floor

Entrance Hall - Double glazed uPVC entrance door and uPVC double glazed window to the side aspect. Radiator. Stairs leading to the first floor landing. Laminate flooring and coving to the ceiling.

Cloakroom/WC - Two piece suite comprising; wash hand basin and low level WC.

Lounge - 11' 3" x 15' 3" (3.45m x 4.65m) (into bay)
Double glazed uPVC bay window to the front aspect. Gas fire with wooden surround and marble hearth. Double radiator. Coving to the ceiling.

Dining Room - 12' 10" x 11' 10" (3.93m x 3.63m) (into recess)
Laminate flooring and double radiator. Coving to the ceiling. Open plan to the kitchen and conservatory.

Kitchen - 12' 11" x 11' 3" (3.95m x 3.43m) Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit and breakfast bar. Electric double oven, four ring electric hob and stainless steel extractor fan. Space for a large American style fridge freezer. Double radiator. Double glazed uPVC window and uPVC door leading to the side driveway. Large walk-in pantry. Laminate flooring and down lights. Open plan to-

Utility - Contrasting work surface and cupboards above. Space for a washing machine and tumble dryer. Double glazed uPVC French doors leading to the rear garden.



Orangery - 9' 10" x 9' 4" (3m x 2.87m) Laminate flooring and double radiator. Double glazed uPVC windows and uPVC French doors leading to the rear garden.

Bedroom Four/Office - 6' 9" x 10' 11" (2.09m x 3.34m) Double glazed window to the side aspect. Radiator. Coving to the ceiling.

Modern Shower Room - Modern fitted three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail. Tiled walls and flooring.

First Floor

First Floor Landing - Double glazed uPVC window to the side aspect. Access to the part boarded loft.

Master Bedroom - 12' 11" x 9' 10" (3.95m x 3m) (plus wardrobes)
Double glazed uPVC window to the rear aspect. Fitted bedroom furniture comprising; wardrobes with sliding doors, two bed side cabinets and matching drawers.

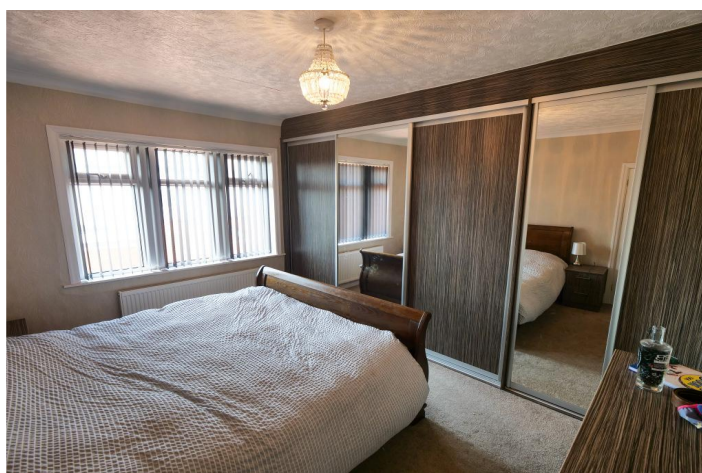
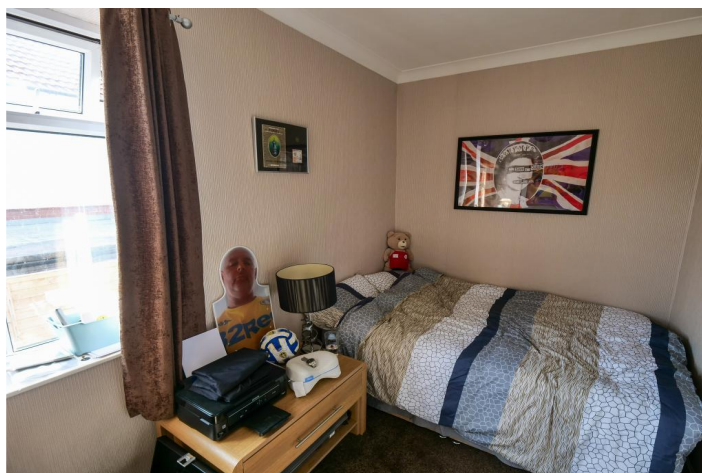
Bedroom Two - 7' 9" x 12' 5" (2.38m x 3.81m) Double glazed uPVC window to the front aspect. Fitted wardrobes with drawers. Double radiator. Coving to the ceiling.

Bedroom Three - 15' 4" x 8' 2" (4.7m x 2.49m) Double glazed uPVC window to the side and front aspect. Double radiator. Door leading to a store room/ walk-in wardrobe, with a double glazed uPVC window.

Exterior

External - Gravel garden to the front and driveway providing off road parking. Landscaped rear garden with decking, paved patio, artificial grass and pergola.

Garage - 15' 7" x 8' 0" (4.77m x 2.46m) Up and over door, power, light and single door to the rear garden.





Royds Avenue, Heysham, LA3 1PA



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	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.