

## 3 Bedroom Semi-Detached for Sale - £355,000

Seymour Grove, Heysham, LA3 2JP



### KEY FEATURES

- Impressive Semi-detached Family Home
- Popular Residential Location
- Extended To The Rear
- Three Reception Rooms
- Modern Kitchen And Utility Room
- Master Bedroom With Fitted Wardrobes
- Loft Space with Velux Windows
- Modern Family Bathroom
- Large South Facing Rear Garden

## Description

We are pleased to offer this truly wonderful extended, three bedroom family home. Located within a popular residential location. The current owners have maintained and cherished the property for a long period of time. The rear extension, loft space and rear garden is truly a credit to the current owners, and definitely worth a view.

The property features; entrance porch, hallway and the main reception room is to the front aspect. Open plan living space, in between the the sitting room, dining room and kitchen. French doors lead to the large and mature rear garden. Large utility room and separate two piece WC. To the first floor are three bedrooms, with the master bedroom benefiting from fitted wardrobes. Modern white three piece bathroom suite. Stairs from the landing leading to the loft space, with three Velux windows. Externally the property has a small garden to the front and off road parking. Extensive mature rear garden with laid lawn, plants, patio area, garden shed and a large workshop.

Please contact us on 01524 926007, or email - [office@jeagent.com](mailto:office@jeagent.com) for further details.

## Ground Floor

**Entrance Porch** - Entrance uPVC door, and door leading to-

**Hallway** - Doorway with uPVC double glazed window to the side aspect. Radiator. Open space under the stairs housing the boiler. Down lights. Stairs leading to the first floor landing.

**Lounge** - 12' 7" x 10' 9" (3.86m x 3.28m) (into recess) Double glazed uPVC window to the front aspect. Feature built in glass display electric fire. Double radiator. Down lights.

**Sitting Room** - 14' 0" x 13' 4" (4.29m x 4.08m) Double radiator and down lights. Open plan to-

**Dining Area** - 10' 6" x 10' 4" (3.22m x 3.17m) Double glazed uPVC French doors and uPVC double glazed window to the side. Designer radiator. Tiled flooring. Velux window and down lighting. Open plan to-

**Kitchen** - 10' 8" x 9' 6" (3.27m x 2.92m) Modern fitted kitchen with a range of wall and base units with contrasting work surface, incorporating a one and a half sink unit. Electric oven, Neff 5 ring induction hob and extractor fan. Integrated dishwasher. Double glazed uPVC window to the rear aspect. Tiled flooring, down lights and Velux window. Open doorway leading to-

**Large Utility Room** - 10' 1" x 6' 1" (3.08m x 1.86m) Fitted



with a range of wall and base units, with contrasting work surface and display lighting. Space for an American style fridge freezer, washing machine and tumble dryer. Tiled flooring and down lights. Double radiator.

**Inner Hall** - Double glazed uPVC window and uPVC door leading to outside. Tiled flooring. Door leading to-

**Down Stairs WC** - Two piece suite comprising; wash hand basin and low level WC. Double glazed window to the side aspect. Tiled flooring and down lighting.

## First Floor

**First Floor Landing** - Double glazed uPVC window to the side aspect. Stairs leading to the loft space. Down lights.

**Master Bedroom** - 12' 10" x 9' 0" (3.92m x 2.75m) (plus wardrobes)  
Double glazed uPVC window to the front aspect. Fitted wardrobes with overhead storage. Radiator.

**Bedroom Two** - 9' 1" x 10' 11" (2.79m x 3.33m) (into recess)  
Double glazed uPVC window to the rear aspect. Radiator.

**Bedroom Three** - 6' 3" x 10' 9" (1.91m x 3.29m) (into bay)  
Double glazed uPVC bay window to the front aspect. Radiator.

**Family Bathroom** - Modern three piece bathroom suite comprising; bath with an overhead shower, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail. Tilled walls and down lights.

## Second Floor

**Loft Space** - 17' 3" x 12' 7" (5.28m x 3.86m) (max)  
Velux window to the rear and two Velux windows to the side aspect. Eaves storage

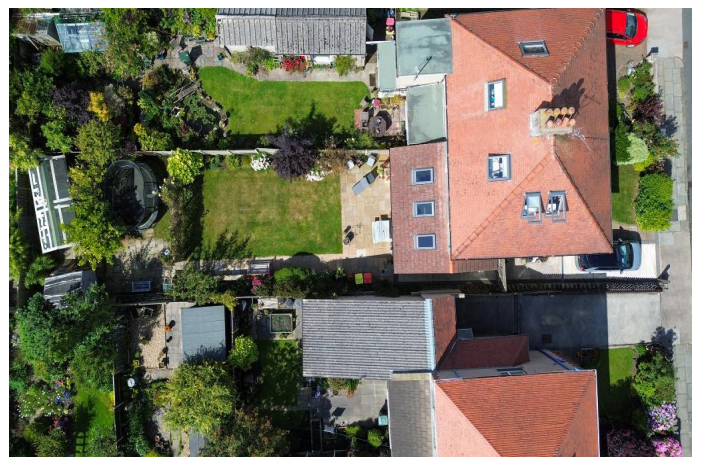
## Exterior

**External** - Small laid lawn to the front the flower borders. Paved driveway providing off road parking. Gate to the side, leading to the rear garden.

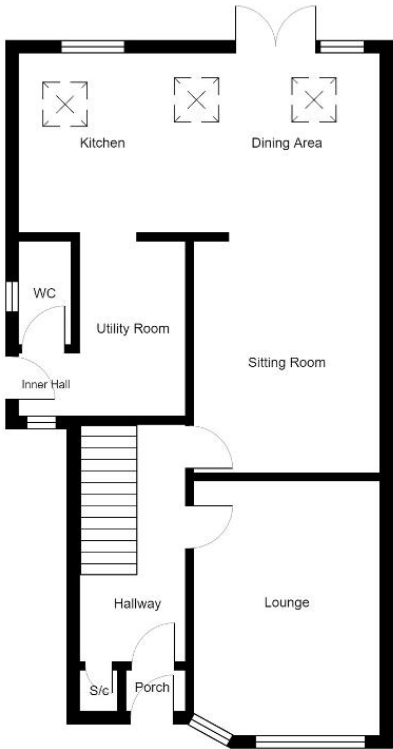
Extensive and mature rear garden with a laid lawn, patio area and raised flower bed. Archway leading to a large paved area housing the garden shed and workshop.

**Workshop** - 7' 10" x 15' 11" (2.4m x 4.87m) Large wooden workshop/storage area with power and light.

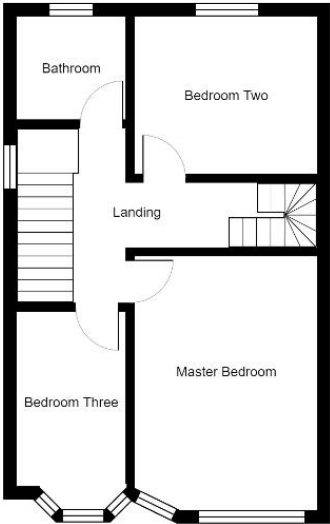




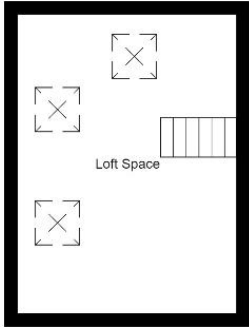
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Ground Floor



First Floor



Loft Space

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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