

3 Bedroom Semi-Detached for Sale - £220,000

Douglas Drive, Heysham, LA3 2LN



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Please contact us to arrange a viewing on 01524 926007

KEY FEATURES

- Extended Three Bedroom Family Home
 - Two Reception Rooms
 - Large Kitchen Diner With French Doors
 - Separate Utility Room
 - Ground Floor WC
 - Modern Shower Room
 - Low Maintenance Front And Rear Garden
- Viewings Are Highly Recommended

Description

A wonderful opportunity to purchase this sizable three bedroom family home. Located on Douglas Drive, which is close to local amenities, bus route and near the sea front. The property has been extended to the rear, creating a spacious and versatile living accommodation.

The property features; hallway and lounge with an electric fire. Sitting room is open plan to the kitchen diner with French doors leading to the rear garden. Large utility room and separate ground floor WC. To the first floor are three bedrooms and a modern white three piece shower room, with a double shower cubicle. Low maintenance front and rear garden and workshop.

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Ground Floor

Entrance Hall - Entrance uPVC doorway, double radiator and laminate flooring. Stairs leading to the first floor landing.

Lounge - 10' 6" x 11' 3" (3.21m x 3.45m) (into recess) Double glazed uPVC bay window to the front aspect. Electric fire and double radiator.

Sitting Room - 11' 3" x 12' 1" (3.45m x 3.7m) Double radiator and laminate flooring. Open plan to-

Kitchen Diner - 8' 8" x 16' 3" (2.66m x 4.97m) Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half stainless steel sink unit. Free standing electric oven with a five ring electric hob and stainless steel extractor. Two Velux windows and down lights. Double glazed uPVC window and uPVC French doors leading to the rear garden. Integrated fridge, freezer and dishwasher. Laminate flooring.

Utility Room - 9' 2" x 6' 5" (2.81m x 1.97m) Double glazed uPVC window to the side aspect. Fitted with a range of wall and base units, contrasting work surface and stainless steel sink. Space for a washing machine. Laminate flooring. Door to-

Down Stairs WC - Low level WC and double glazed uPVC window to the side aspect.

First Floor

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

Master Bedroom - 10' 5" x 13' 7" (3.18m x 4.15m) (into bay)



Double glazed uPVC bay window to the front aspect.
Double radiator.

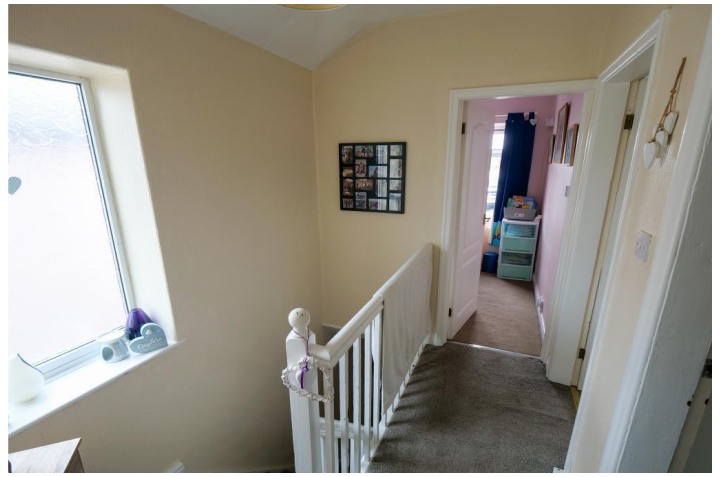
Bedroom Two - 11' 3" x 11' 7" (3.44m x 3.55m) (into recess)
Double glazed uPVC window to the rear aspect. Double radiator.

Bedroom Three - 7' 3" x 5' 10" (2.21m x 1.78m) Double glazed uPVC window to the front aspect. Double radiator.

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.

Exterior

External - Block paved front garden and enclosed paved rear garden, with a workshop.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	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.