

4 Bedroom Semi-Detached for Sale - £425,000

Heysham Avenue, Heysham, LA3 2DH



## KEY FEATURES

- Impressive Semi-detached Family Home
- Popular Residential Location
- Close To The Sea Front
- Imposing Sized Rooms
- Four Large Bedrooms
- Master Bedroom With En-suite
- Gardens And Detached Double Garage
- Viewings Are Highly Recommended
- No Upper Chain

## Description

Jennings Estate Agents are delighted to offer to the market this unique four bedroom, semi-detached family home. Located within a popular residential location, and close to local amenities, bus routes and the sea front.

The property feature a large main hallway and a generous sized main reception room, with decorative ceiling, partial sea view and feature gas fire. Inner hallway with access to the first floor landing, cellar, side porch and shower room. The dining room is located to the rear of the property, next to the kitchen. Utility area to the rear, separate WC and large store room with overhead storage. To the first floor are four good sized bedrooms, with the master bedroom having a en-suite shower room.

Externally the property has a mature front and rear garden. Block paved pathway to the side, providing ample off road parking. Would be ideal for a large motor home/caravan. Large double garage with a wooden bi-fold door and overhead storage.

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

## Ground Floor

**Entrance Porch** - Double glazed uPVC window and uPVC door leading to-

**Grand Hallway** - Spacious hallway with decorative wooden paneling and coving to the ceiling. Single glazed window to the front aspect. Double radiator.

**Lounge** - 17' 3" x 20' 9" (5.28m x 6.34m) (into bay)  
Large double glazed uPVC bay window with partial sea view. Gas fire with marble surround. Two double radiators. Two oval single glazed stain glass windows and decorative ceiling with coving.

**Inner Hall** - Stairs leading to the first floor landing and down to the cellar. Entrance porch to the side aspect. Radiator.

**Shower Room** - Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Radiator and storage cupboard.

**Dining Room** - 10' 10" x 12' 0" (3.31m x 3.67m) Double glazed uPVC window to the rear with partial sea view. Radiator. Fitted storage cupboard. Door leading to-

**Kitchen** - 11' 3" x 9' 10" (3.44m x 3m) Fitted kitchen with a range of wall and base units, contrasting work surface,



incorporating a stainless steel sink unit and breakfast bar. Electric oven, four ring gas hob and stainless steel extractor. Integrated fridge and space for a dishwasher. Two uPVC double glazed windows to the side aspect. Wall mounted electric heater. Door leading to-

**Utility Area** - Belfast sink, space for a washing machine and overhead storage. Door leading to the side driveway and access to the store room and down stairs WC.

**Store Room** - 9' 2" x 9' 3" (2.8m x 2.82m) Double glazed uPVC window to the side aspect. Power, light and boiler. Stairs leading to a second floor with a double glazed window with open sea views.

**Separate WC** - High level WC and double glazed uPVC window to the side aspect.

## First Floor

**First Floor Landing** - Spacious landing with a large storage cupboard and coving to the ceiling. Radiator. Access to the high loft space with potential to convert into extra rooms (subject to planning).

**Master Bedroom** - 17' 8" x 20' 2" (5.4m x 6.15m) (into bay) Double glazed uPVC bay window with partial sea view. Fitted wardrobe with overhead storage and dressing table. Double and single radiator. Coving to the ceiling. Door leading to-

**En-suite Shower Room** - Three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side. Heated towel rail.

**Bedroom Two** - 11' 8" x 13' 5" (3.58m x 4.11m) Double glazed uPVC window to the side aspect. Fitted cupboard and drawers. Wash hand basin. Radiator.

**Bedroom Three** - 10' 0" x 11' 10" (3.06m x 3.63m) Two uPVC double glazed windows with sea views. Radiator.

**Bedroom Four** - 7' 6" x 11' 4" (2.29m x 3.46m) Two uPVC double glazed windows to the front aspect and wash hand basin.

## Lower Ground Floor

**Cellar** - 11' 7" x 11' 5" (3.54m x 3.5m) Split into two rooms, with one having a single glazed window and shelving.

## Exterior

**External** - Established front garden with mature plants and shrubs. Wonderful view towards the sea front. Large paved driveway to the side providing ample off road parking for a caravan or camper van.



Enclosed rear garden with flower bed, fruit tree and lean-to greenhouse. Access to an outside storage with uPVC door.

**Large Double Garage - 16' 0" x 18' 1" (4.89m x 5.52m)** Large wooden garage doorway and single glazed window. Power, light, and overhead storage.



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	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.