

## 2 Bedroom Terrace for Sale - £80,000

Granville Road, Heysham, LA3 1EB



### KEY FEATURES

- Two Bedroom Mid-Terraced Property
- Great Investment Opportunity
- Lounge And Separate Kitchen
- Two Large Bedrooms
- Large Bathroom
- Needs Full Renovation Throughout
- Viewings Are Highly Recommended
- No Upper Chain

## Description

We are delighted to offer for sale this two bedroom mid-terraced property. Located within a popular area for investors or first time buyers. Close to the sea front, local shops and bus route. The property does require a full renovation throughout. The features include; lounge, kitchen diner, two bedroom and large bathroom suite. To the rear is a small yard.

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

### **Lounge - 12' 2" x 14' 0" (3.71m x 4.28m) (Into recess)**

Single glazed window to the front aspect. Wall mounted gas fire with a brick surround. Double radiator. Coving to the ceiling. Door leading to-

### **Kitchen Diner - 9' 10" x 14' 0" (3m x 4.28m) (Into recess)**

Fitted kitchen with a range of wall and base units, contrasting work surface, and sink unit. Space for a cooker fridge freezer and washing machine. Double radiator. Wooden frame window, and door leading to the rear yard. Stairs leading to the first floor landing.

## First Floor

**First Floor Landing** - Wooden frame to the rear aspect. Radiator. Stairs leading to the second floor.

### **Master Bedroom - 12' 3" x 14' 2" (3.74m x 4.32m) (Into recess)**

Single glazed window to the front aspect. Radiator.

**Bathroom - 8' 9" x 9' 3" (2.67m x 2.82m)** Three piece suite comprising; bath, wash hand basin and low level WC. Window frame to the rear aspect. Fitted storage cupboard. Double radiator.

## Second Floor

**Bedroom Two - 14' 2" x 15' 3" (4.32m x 4.68m)** Two sky lights. Fitted wardrobe.

## Exterior

**Exterior** - Rear yard.

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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		
39-54	E	41   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.