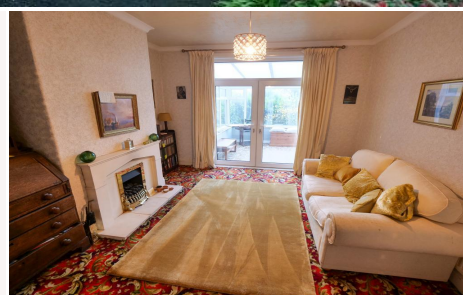


3 Bedroom Semi-Detached for Sale - £260,000

Royds Avenue, Heysham, LA3 1PA



KEY FEATURES

- Three Bedroom Semi-detached Family Home
- Popular Residential Location
- Close To The Sea Front
- Two Large Reception Rooms
- Extended Kitchen And Conservatory
- Four Piece Bathroom Suite
- Front And Rear Garden
- Driveway Leading To Garage And Workshop
- No Upper Chain

Description

Jennings Estate Agents are delighted to welcome to the market, this three bedroom family home. Located within a popular residential location, and within walking distance to the sea front.

The property needs updating, but it has great potential and the room sizes are excellent.

The property features; entrance porch and a large hallway, with stairs leading to the first floor landing. Large main reception room to the front with a bay window. Double sliding doors leading to the second reception room. Door leading back into the hallway, and into the conservatory. The kitchen has previously been extended, and offers a generous amount of space. Inner hallway which gives access to the garage, shower room and the rear garden. To the first floor are three bedrooms, and a four piece bathroom suite. Externally the property features a front and rear garden, driveway, workshop and garage.

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

Ground Floor

Entrance Porch - Double glazed uPVC entrance doorway and uPVC double glazed windows. Door leading to-

Hallway - Stairs leading to the first floor landing. Storage cupboard. Double glazed window to the front aspect. Radiator. Coving to the ceiling.

Lounge - 12' 8" x 12' 0" (3.88m x 3.67m) (into recess) Gas fire with marble surround. Radiator. Double glazed uPVC doors leading to the conservatory. Coving to the ceiling. Double doors leading to-

Dining Room - 11' 5" x 14' 10" (3.5m x 4.54m) (into bay) Double glazed uPVC bay window to the front aspect. Gas fire with wooden surround. Radiator. Coving to the ceiling. Door leading into the hallway.

Conservatory - 9' 3" x 8' 9" (2.84m x 2.68m) Double glazed uPVC windows and uPVC door leading to the rear garden. Double radiator.

Kitchen - 6' 9" x 14' 11" (2.09m x 4.57m) Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating stainless steel sink unit. Electric oven, four ring gas hob and extractor fan. Space for a fridge freezer. Double glazed uPVC window to the side and rear aspect. Radiator.

Inner Hall - Door leading to the rear garden, garage and into-



Shower Room - Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed window to the rear aspect. Heated towel rail.

Garage - 15' 1" x 9' 11" (4.61m x 3.04m) Wooden garage door to the front and single glazed window to the side. Plumbed for a washing machine. Radiator, power and light.

First Floor

First Floor Landing - Secondary glazing encapsulating a stain glass window. Coving and access to the loft space.

Master Bedroom - 13' 5" x 11' 11" (4.1m x 3.64m) (into recess)
Double glazed uPVC window to the rear aspect. Fitted shelving with matching cupboards. Radiator. Coving to the ceiling.

Bedroom Two - 12' 2" x 11' 6" (3.71m x 3.53m) (into recess)
Double glazed uPVC window to the front aspect. Radiator. Exposed wooden floor boards and coving to the ceiling.

Bedroom Three - 8' 9" x 7' 5" (2.68m x 2.28m) Double glazed uPVC window to the front and single circular window to the side. Double radiator. Coving to the ceiling.

Bathroom - Four piece suite comprising; shower cubicle, bath, wash hand basin and low level WC. Double glazed uPVC window to the rear and side aspect. Heated towel rail. Down lights.

Exterior

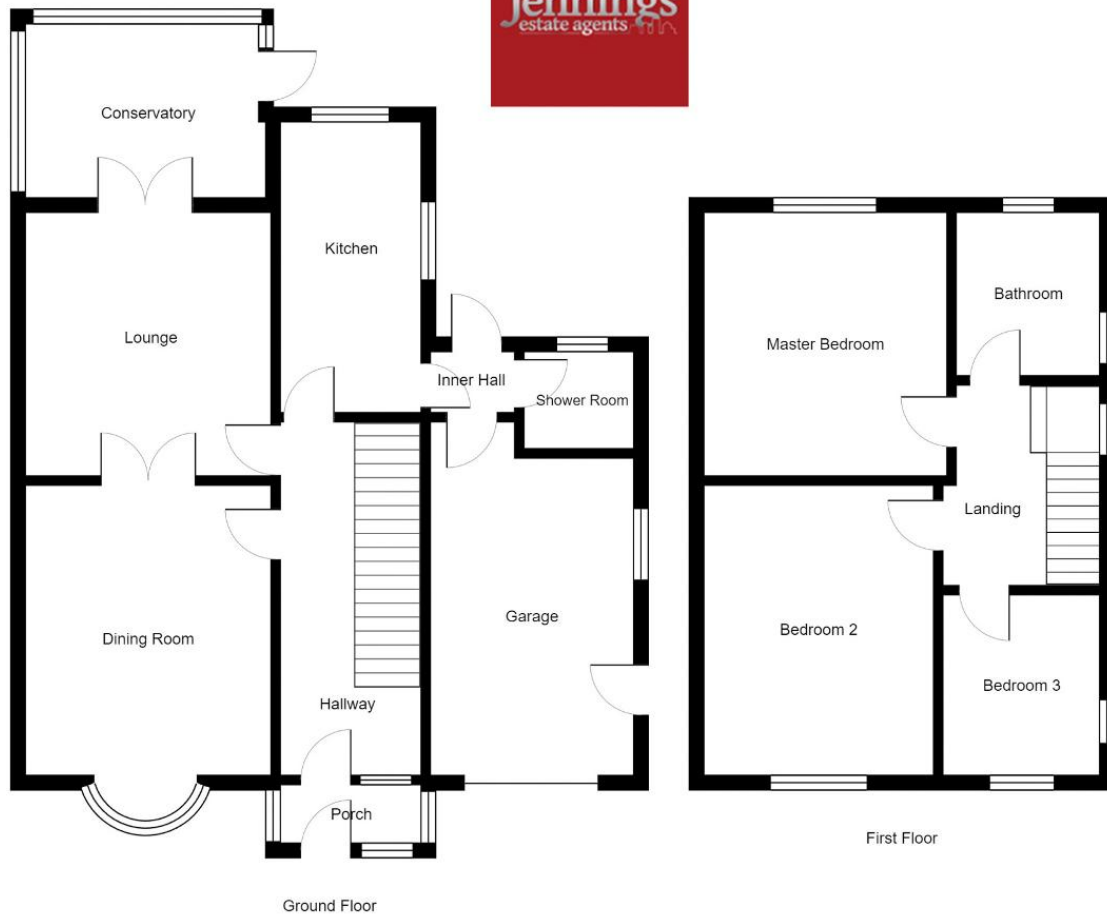
External - Low maintenance front garden with a high hedge, concrete patio and raised flower bed. Concrete driveway to the side, leading to the garage. Enclosed rear garden with a laid lawn, fruit trees, plants and concrete patio housing the greenhouse. Enclosed and sheltered passageway to the side leading to the workshop and garage.

Workshop - 9' 6" x 7' 8" (2.91m x 2.36m) Single glazed window, power, light and radiator.





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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	63 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.