

## 3 Bedroom Semi-Detached for Sale - £215,000

Tibicar Drive East, Heysham, LA3 2AR



### KEY FEATURES

- Three Bedroom Semi-Detached Home
- Popular Residential Location
- Close To Local Amenities
- Open Plan Lounge And Dining Room
- Modern Fitted Kitchen
- Sitting Room Overlooking The Garden
- Ample Off Road Parking
- Front And Rear Garden
- Viewings Are Highly Recommended



## Description

We are delighted to bring to the market, this three bedroom, semi-detached family home. Popular residential location, and close to amenities. A well presented property, with versatile living accommodation.

The property features; entrance hallway and open plan lounge and dining room. Modern fitted kitchen and sitting room to the rear aspect. To the first floor are three bedrooms and a three piece bathroom suite. Externally the property has ample off road parking to the front, and enclosed rear garden.

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 Hall** - Double glazed uPVC window and entrance doorway. Stairs leading to the first floor landing. Laminate flooring. Double radiator. Double glazed uPVC window to the side aspect.

**Lounge** - 11' 2" x 14' 4" (3.41m x 4.39m) (into bay)  
Double glazed uPVC bay window to the front aspect. Wall mounted electric fire. Laminate flooring. Open plan to-

**Dining Room** - 12' 1" x 11' 4" (3.69m x 3.46m) Laminate flooring and radiator. Double glazed uPVC French doors leading to-

**Sitting Room** - 7' 11" x 11' 2" (2.43m x 3.41m) Radiator and laminate flooring. Double glazed uPVC patio door, leading to the rear garden.

**Kitchen** - 16' 4" x 6' 9" (4.99m x 2.09m) Modern fitted kitchen with a range of wall and base units with contrasting work surface incorporating a one and a half stainless steel sink unit. Freestanding cooker with a five ring gas hob and stainless steel extractor. Space for a fridge freezer, washing machine and tumble dryer. Double glazed uPVC window to the side and rear, and Upvc door leading to the garden.

## First Floor

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

**Master Bedroom** - 10' 11" x 14' 1" (3.33m x 4.3m) (into bay)  
Double glazed uPVC bay window to the front aspect. Radiator. Laminate flooring.

**Bedroom Two** - 11' 8" x 11' 10" (3.58m x 3.61m) Double glazed uPVC window to the rear aspect. Laminate flooring. Radiator. Loft access.

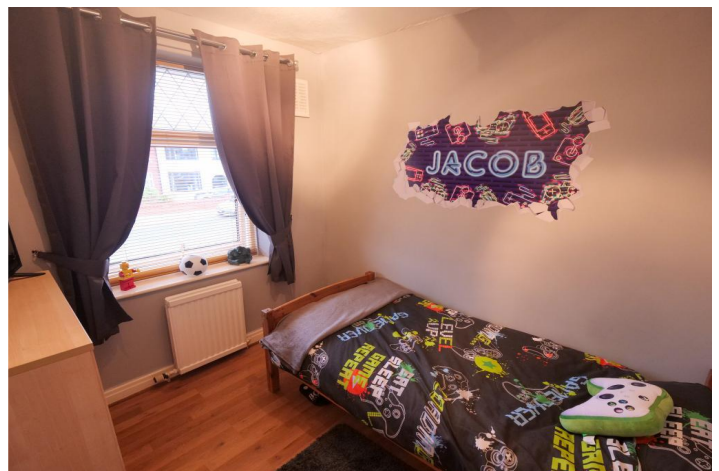
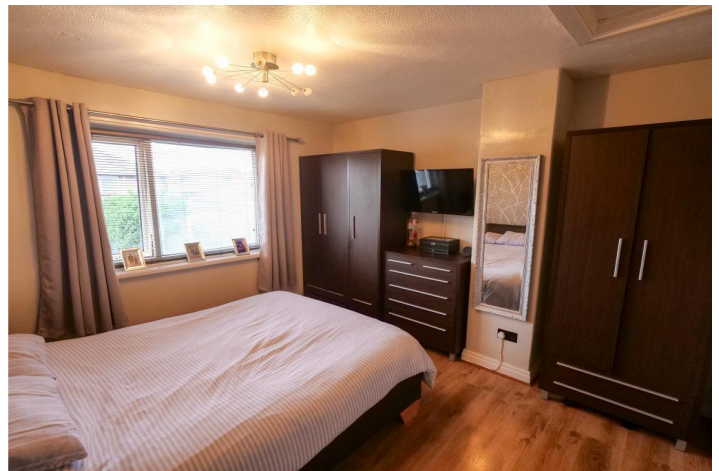


**Bedroom Three - 8' 10" x 7' 8" (2.7m x 2.35m)** Double glazed uPVC window to the front aspect. Double radiator. Laminate flooring.

**Bathroom** - Three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Two uPVC double glazed windows to the side aspect. Heated towel rail.

## Exterior

**External** - Blocked paved driveway providing ample off road parking. Artificial grass and flower bed. Enclosed rear garden with a paved pathway to the side, artificial grass, decking and garden shed.







Tibicar Drive East, Heysham LA3 2AR



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.