



17, Longlands
Avenue, Heysham, LA3 2NU

17, Longlands Avenue, , Heysham

The property at a glance **3** **1** **2**

- Superb Three Bedroom Semi Detached House
- Spacious, Bay Fronted Lounge
- Generous Open Plan Kitchen Diner
- Three Piece Bathroom Suite
- OFFERED WITH NO CHAIN DELAY
- Driveway with Space for Two Cars
- Sought After Location in Heysham
- Council Tax Band B
- Freehold
- EPC Rating D

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£300,000

Get to know the property



Fantastic three bedroom semi detached house boasting a large garden with great views and driveway for two cars. Situated in the desirable Heysham area - a short walk into the village and a minute from the sea front!

To the ground floor, there is a well proportioned and bay fronted lounge, with an open plan kitchen diner/family room to the rear, with large window overlooking the garden and patio doors opening out to the raised patio area. The kitchen offers a range of wall and base units with integrated oven, microwave and induction hob, plumbing for washing machine and space for fridge.

Rooms to the first floor include two double bedrooms, a single bedroom and a three piece bathroom suite comprising twin grip bath with electric shower, low flush WC and wash hand basin. Further benefits to the property include double glazing and gas central heating.

Externally, the property benefits from a driveway to the front elevation with space for two cars and to the rear, a generous garden, largely laid to lawn, with a variety of mature bushes, shrubs and trees and a patio area ideal for outdoor seating and dining.

Situated in the historic village of Heysham, you can find many attractions nearby, such as the ruins of St Patrick's Chapel, dating back to the 8th century, the sea front and National Trust walks across Heysham Barrows nature reserve. Nearby local amenities include shops, primary schools and local bus services. The area further benefits from the M6 link road, 'The Bay Gateway', which provides access to Kendal, The Lakes, Preston and Lancaster.

Disclaimer
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

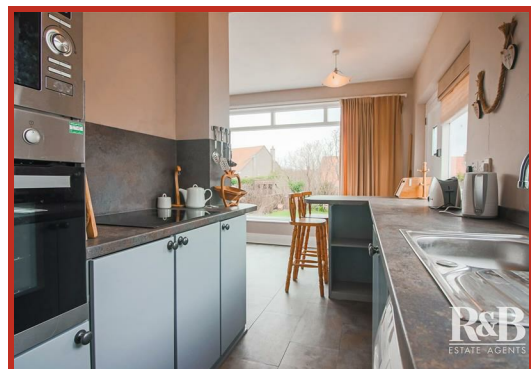
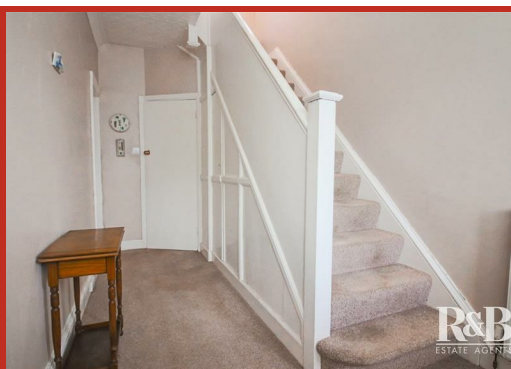
Ground Floor

Entrance Hallway

UPVC double glazed front entrance double doors and door to the hallway.

Hallway

Central heating radiator, coving, stairs to the first floor, understairs storage and doors to two reception rooms.



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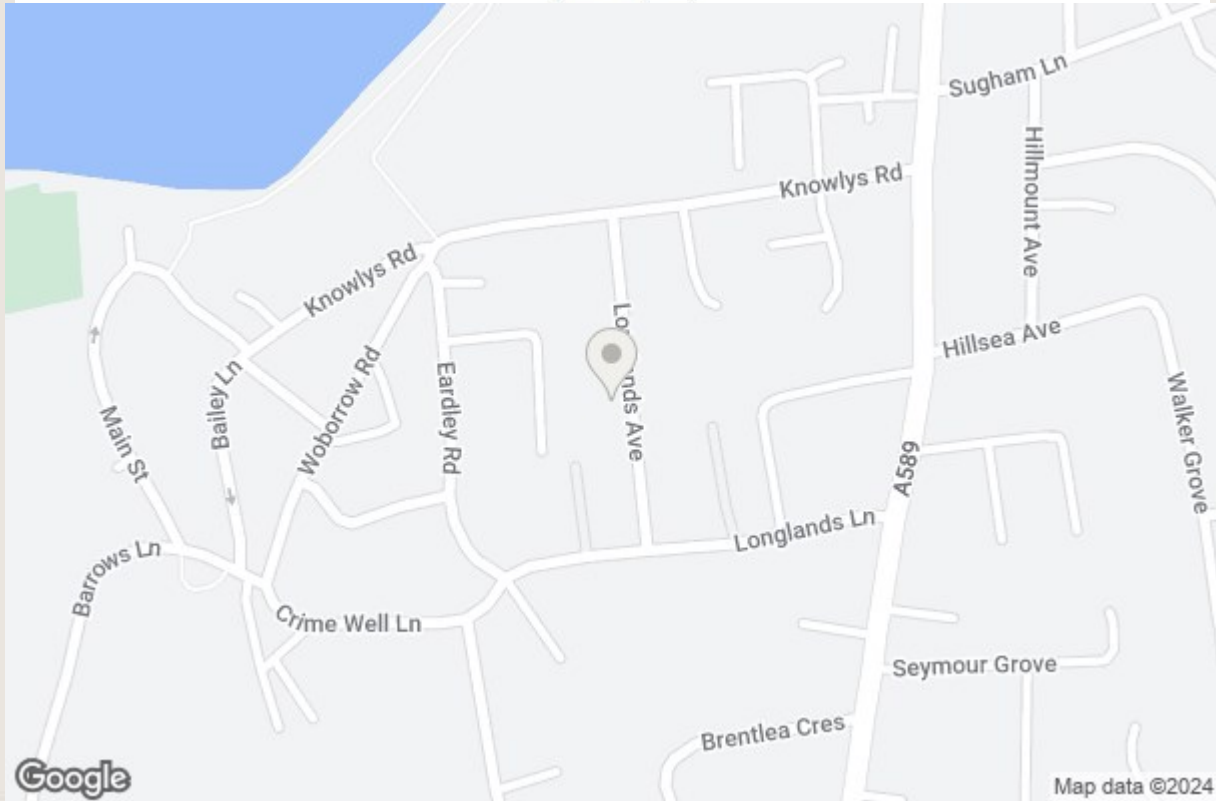
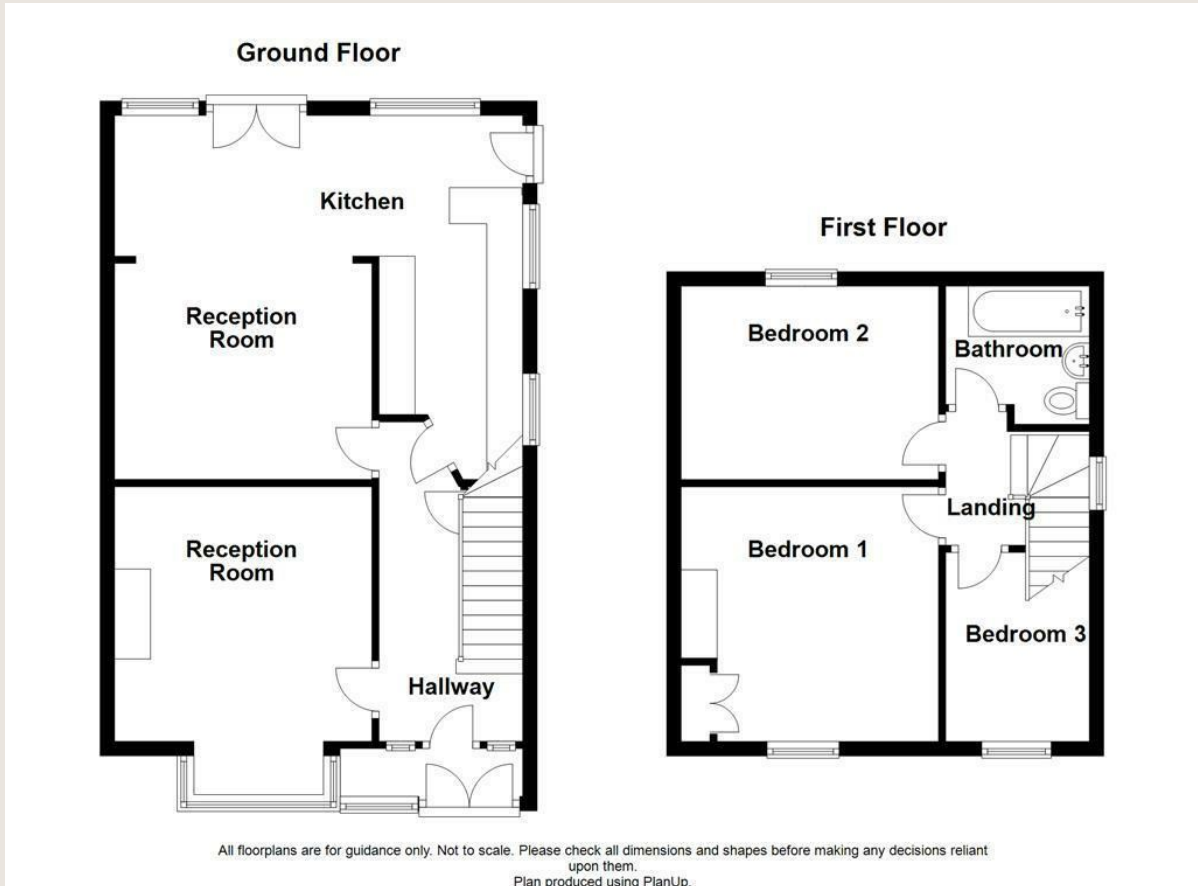
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	80
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		