

**3 Bed  
House - Semi-Detached  
located in Heysham**

**Jennings**  
estate agents

**67 Norton Road**  
**Heysham**  
**Morecambe**  
**LA3 1PF**



**Asking price £280,000**

Jennings Estate Agents are delighted to welcome to the market, this three bedroom family home. Located within a popular residential location, and close the sea and bus routes. The property is extremely well presented throughout, with modern fitted kitchen and bathroom.

The property features; large entrance hallway gaining access to the light and airy reception room, with a large feature bow window. Large modern fitted kitchen diner with integrated appliance and French doors leading to the rear garden. To the first floor are three good sized bedrooms and a modern three piece bathroom suite. Externally the property provides ample off road parking to the front. Enclosed rear garden with a large patio area, artificial grass and large gas fire pit.

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

### **Entrance Hall**

Large spacious entrance hallway with a uPVC doorway and two uPVC windows. Stairs leading to the first floor landing. Large storage cupboard with space for a washing machine and tumble dryer. Radiator. Coving to the ceiling.

### **Lounge**

12'2" x 16'6"

(into bay)

Double glazed uPVC bay window and uPVC double glazed window to the front aspect. Electric fire and double radiator. Coving to the ceiling.

### **Kitchen Diner**

17'11" x 15'3"

Modern fitted kitchen, with a range of wall and base units, contrasting work surface, incorporating a one and a half stainless steel sink unit and breakfast bar. Double electric oven, four ring induction hob and stainless steel sink unit. Integrated fridge, freezer and dishwasher. Double glazed uPVC window and uPVC French doors leading to the rear garden. Designer radiator. Down lights.

### **First Floor**

#### **First Floor Landing**

Access to the loft space.

#### **Master Bedroom**

12'1" x 17'4"

(into bay)

Double glazed uPVC bay window and uPVC double glazed window to the front aspect. Radiator.

#### **Bedroom Two**

12'6" x 10'11"

Double glazed uPVC window to the rear aspect. Double radiator. Downlights and coving to the ceiling.

#### **Bedroom Three**

6'7" x 12'2"

Double glazed uPVC window to the rear aspect. Fitted wardrobe. Double radiator.

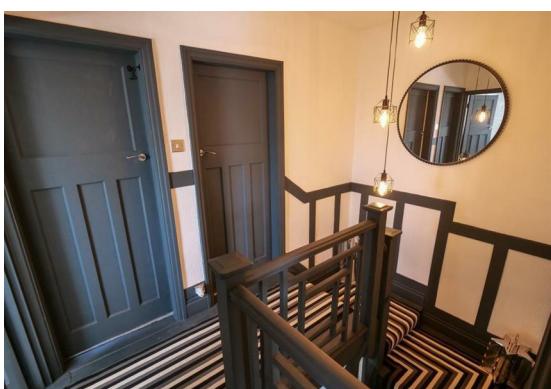
#### **Family Bathroom**

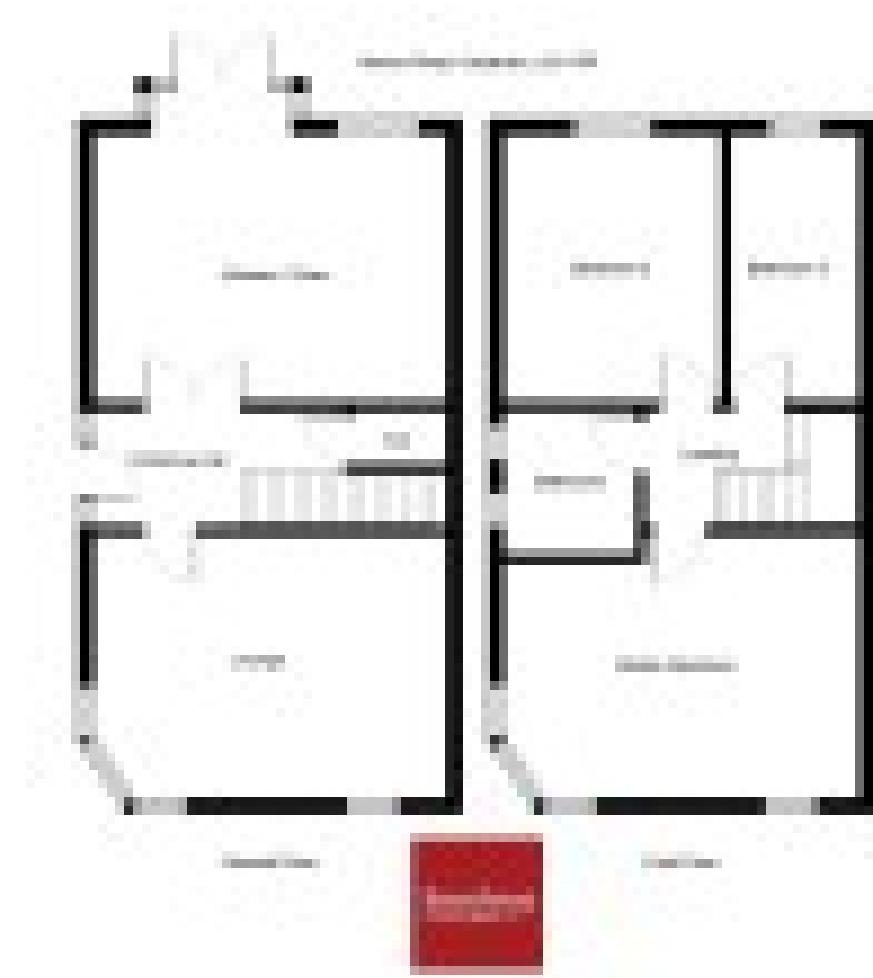
Modern three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail. Two uPVC windows to the rear aspect. Downlights.

### **Exterior**

#### **External**

Large front garden providing ample space for several vehicles. Stone chippings to the side. Low maintenance enclosed rear garden with a paved patio area and artificial grass. Small outbuilding/storage with electric. External lighting, fixed gas fire pit and garden shed.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

**EPC Rating: D**  
**Council Tax Band: C**

#### DIRECTIONS

#### CONTACT

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