



**3 Bed  
House - End Terrace  
located in Heysham**

**Jennings**  
estate agents

# 7 Knowlys Avenue

## Heysham

### Morecambe

#### LA3 2PA



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Asking price £285,000

Discover this delightful three-bedroom house nestled in the charming coastal community of Heysham, where seaside living meets everyday convenience. This well-appointed home features three generous bedrooms, including a lovely master bedroom with sea views, complemented by a four piece bathroom suite.

The property's location truly shines, offering the perfect blend of tranquil residential living with easy access to life's essentials. You'll find yourself just moments away from local shops and well-regarded schools, making daily errands and the school run refreshingly straightforward. The neighbourhood's proximity to quality educational facilities makes this an ideal spot for families.

What sets this home apart is its enviable position near Heysham's stunning seafront. Imagine morning walks along the coast becoming part of your daily routine, or weekend adventures exploring the beautiful shoreline right on your doorstep. The area boasts lovely green spaces too, including the charming Miniature Garden, and the Barrow walk nearby, perfect for peaceful strolls and outdoor relaxation.

Heysham itself offers a wonderful community atmosphere, where neighbours become friends and local traditions thrive. The village maintains its historic character whilst providing modern amenities, creating that rare combination of old-world charm and modern convenience.

#### Entrance Hall

Double glazed uPVC window and composite entrance doorway. Stairs leading to the first floor landing. Radiator.

#### Lounge

15'10" x 11'2"

(into recess)

Three uPVC double glazed windows to the front with distant views towards the sea. Gas fire with marble hearth and wooden surround. Double radiator. Coving to the ceiling.

#### Dining Room

11'11" x 11'1"

(into recess)

Double glazed French doors leading to the rear garden. Radiator. Open plan to-

#### Kitchen

Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Electric oven and four ring electric hob. Integrated microwave, fridge and freezer. Double glazed uPVC window to the rear aspect.

#### First Floor

##### First Floor Landing

Double glazed uPVC window to the side aspect. Pull down ladders leading to the boarded loft and Velux window.

##### Master Bedroom

11'2" x 15'10"

(max)

Double glazed uPVC window to the front with sea views. Double radiator. Large storage cupboard.

##### Bedroom Two

11'11" x 12'3"

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

##### Bedroom Three

8'11" x 7'8"

Double glazed uPVC window to the side and Velux window to the front aspect. Double radiator.

##### Family Bathroom

Modern four piece bathroom suite comprising; roll top bath, shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Tiled flooring and downlights.

#### Exterior

##### External

Laid lawn to the front garden and paved pathway leading to the entrance doorway. Enclosed rear garden with a laid lawn, paved patio area and brick built coal shed.

##### Garage

9'6" x 14'4"

Up and over door, power and light. Double glazed uPVC window and uPVC single doorway.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

#### DIRECTIONS

#### CONTACT

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