



**4 Bed  
House - Townhouse  
located in Heysham**

**Jennings**  
estate agents

**2 Heron Mews**  
**Heysham**  
**Morecambe**  
**LA3 2WE**



4



3



1



**Asking price £230,000**

Welcome to this delightful townhouse located in the tranquil area of Heron Mews, Heysham. This property offers a perfect blend of comfort and space, making it an ideal family home. With four well-proportioned bedrooms, there is ample room for everyone to enjoy their own private space.

The house features an inviting reception room with countryside views, providing a perfect setting for relaxation and entertainment. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these rooms cater to your needs. The well-appointed bathroom ensures convenience for daily routines, while the overall layout of the home promotes a warm and welcoming atmosphere.

The surrounding area of Heysham is known for its community spirit and picturesque views, making it a lovely place to live. Local amenities, schools, and parks are within easy reach, enhancing the appeal of this property for families and individuals alike.

This townhouse is not just a place to live; it is a space where memories can be made. If you are seeking a home that combines practicality with charm, this property in Heron Mews is certainly worth considering.

Viewings are highly recommended, so please contact the office to book a viewing.

**Hall**

Double glazed entrance doorway. Stairs leading to the first floor landing. Radiator. Understairs storage cupboard.

**Shower Room**

Three piece suite incorporating: shower cubicle, wash hand basin and a low level WC. Radiator.

**Bedroom Three**

8'5" (R) x 11'4"

Double glazed uPVC patio doors leading to the rear garden. Radiator.

**Utility Room**

4'2" x 6'4"

Space for a washing machine and dryer. Boiler. Door leading to the rear garden.

**Garage**

8'4" x 15'11"

Up and over door. Power and light.

**First Floor**

**First Floor Landing**

Stairs leading to the second floor. Double glazed uPVC window to the front.

**Lounge**

10'11" (R) x 15'2" (R)

Two double glazed uPVC windows to the rear with countryside views. Gas fire with a wooden surround and marble hearth.

**Kitchen Diner**

8'11" x 15'7"

Fitted kitchen with a range of wall and base units comprising: one and a half stainless steel sink unit, electric oven, four ring gas hob and an extractor fan. Integrated fridge, freezer and dishwasher. Double glazed uPVC sliding doors leading to the Juliet balcony. Double radiator. Downlights.

**Second Floor**

**Second Floor Landing**

Loft access and an airing cupboard.

**Master Bedroom**

8'5" x 13'3"

Double glazed uPVC window to the front. Radiator. Door leading to -

**Ensuite**

Three piece suite incorporating: shower cubicle, wash hand basin and a low level WC. Tiled walls. Heated towel rail.

**Bedroom Two**

8'2" x 9'10"

Double glazed uPVC window with countryside views. Radiator.

**Bedroom Four**

7'10" (Max) x 6'8"

Double glazed uPVC window to the front. Radiator.



### **Bathroom**

Modern three piece suite comprising: bath, wash hand basin and a low level WC. Double glazed uPVC window to the rear. Heated towel rail.

### **External**

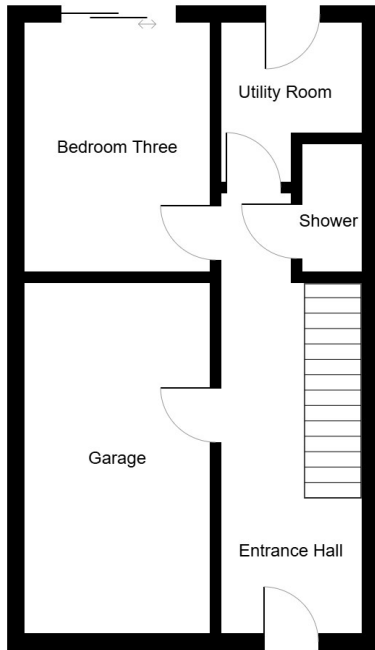
Driveway to the front providing off road parking and laid garden area to the side. Enclosed rear garden which backs onto the open countryside. The garden has a laid lawn and paved patio area; with an outdoor power socket and water tap.

### **Additional Information**

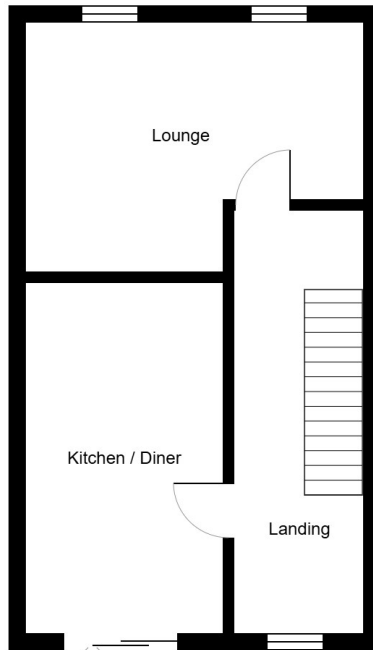
We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, 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.



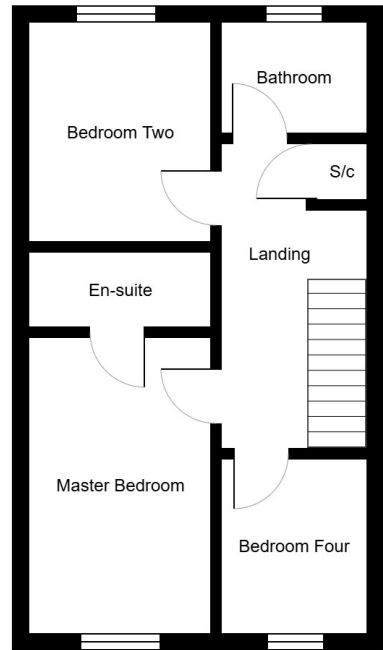
Heron Mews Heysham, LA3 2WE



Ground Floor



First Floor



Second Floor



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

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

**DIRECTIONS**

**CONTACT**

50 North Road  
Lancaster  
LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

