

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

**Jennings**  
estate agents 

**7 Ferncliffe Drive**  
**Heysham**  
**Morecambe**  
**LA3 1NZ**



**Asking price £165,000**

Jennings Estate Agents are pleased to offer, this three bedroom semi-detached family home. Located on a quiet cul-de-sac, and is close to the sea front. The property does require updating throughout. The new buyers will need to fit a new kitchen, bathroom suite and decorate throughout. Please note we are only selling to Cash Buyers.

The property features; entrance porch, hallway, two large reception rooms and a kitchen area. To the first floor are three bedrooms and bathroom space. Front and rear garden with a driveway to the side, leading to the garage.

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

#### **Entrance Porch**

Double glazed uPVC windows and uPVC French door. Door leading to-

#### **Entrance Hall**

Stairs leading to the first floor landing, Double radiator. Coving to the ceiling. Under stair storage cupboard, with a uPVC double glazed window.

#### **Lounge**

10'4" x 11'4"

Double glazed uPVC bay window to the front aspect. Double radiator. Coving to the ceiling. Open to-

#### **Dining Room**

16'11" x 11'5"

(into recess)

Double glazed uPVC window to the rear aspect. Coving to the ceiling.

#### **Kitchen Area**

5'4" x 13'4"

Double glazed uPVC window to the side aspect. Radiator. Double glazed door leading to the rear garden.

#### **First Floor**

##### **First Floor Landing**

Double glazed uPVC window to the side aspect. Access to the loft space.

##### **Master Bedroom**

10'2" x 15'5"

Double glazed uPVC window to the rear aspect. Radiator. Coving to the ceiling.

##### **Bedroom Two**

12'2" x 10'4"

(into recess)

Double glazed uPVC window to the front aspect. Coving to the ceiling.

##### **Bedroom Three**

8'5" x 6'12"

Double glazed uPVC window to the front aspect.

##### **Bathroom**

Double glazed uPVC window to the side and rear aspect.

##### **Exterior**

##### **External**

Laid lawn front garden and driveway to the side, leading to the garage. Enclosed rear garden with a laid lawn and concrete patio.

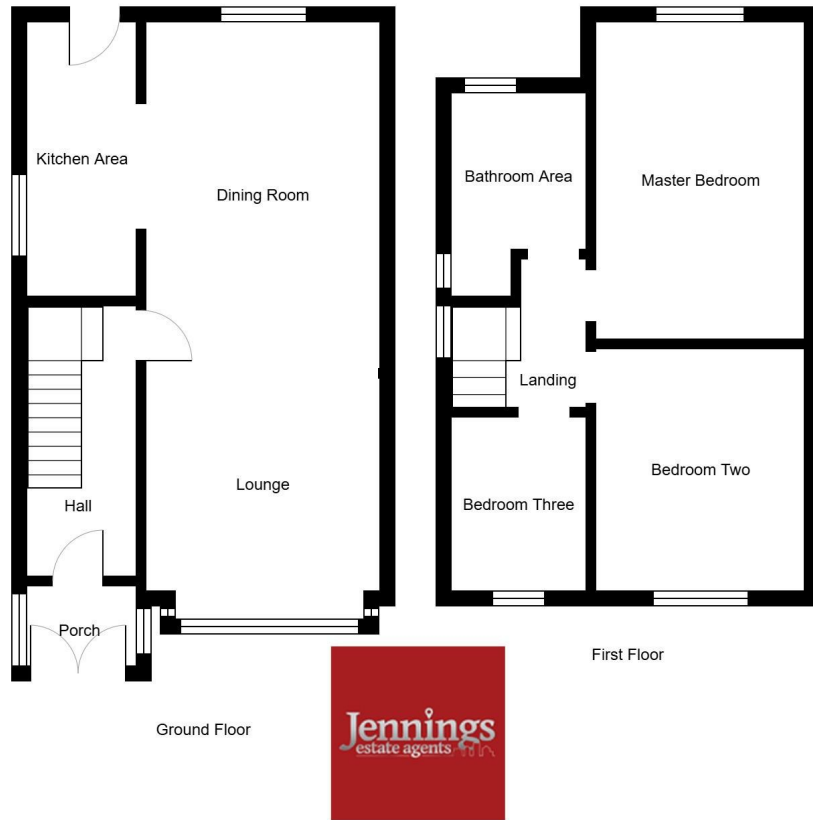
##### **Garage**

15'11" x 8'8"

Up and over door and single door to the side aspect.



Fencliffe Drive Heysham, LA3 1NZ



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</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>		<b>20</b>	
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: G**  
**Council Tax Band: B**

**DIRECTIONS**

**CONTACT**

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