



**3 Bed
House
located in Heysham**

Jennings
estate agents

**49 Lister Grove
Heysham
Morecambe
LA3 2DG**



Asking price £285,000

Jennings Estate Agents are pleased to welcome to the market, this three bedroom, family home. Located close to the parade of shops, in Heysham, and bus routes. The property benefits from distant views of Lancaster and the countryside, from the front bedrooms. Large and spacious rooms to the ground floor, and an enclosed garden and garage.

The property features; entrance porch and large hallway, with stairs leading to the first floor landing. The main reception room is to the front aspect and benefits from a large bay window. The kitchen is open plan to the dining room, with French doors leading to the rear garden. To the first floor are three large bedrooms, with the master bedroom featuring fitted furniture. Two piece bathroom suite, and separate WC. Externally the property has a front garden and driveway leading to the single garage. Enclosed rear garden with a paved patio area, laid lawn, plants and shrubs.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Entrance Porch

Double glazed uPVC double doors. Tiled flooring. Door leading to-

Hallway

Two single glazed windows and uPVC double glazed window to the side aspect. Stairs leading to the first floor landing. Double radiator. Wooden flooring and coving to the ceiling. Under stairs storage cupboard.

Lounge

13'1" x 16'

(into bay)

Double glazed uPVC bay window to the front aspect. Fireplace with a marble surround. Radiator. Exposed wooden floorboards and coving to the ceiling.

Kitchen

9'10" x 9'5"

Fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half stainless steel sink unit. Electric oven and four ring electric hob. Space for a fridge freezer. Double glazed uPVC window to the rear, and door leading to the garden. Open plan to-

Dining Room

10'4" x 10'11"

Wall mounted electric fire and a designer radiator. Double glazed uPVC French doors leading to the rear garden. Coving to the ceiling.

First Floor

First Floor Landing

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

Master Bedroom

13'2" x 16'4"

(into bay)

Double glazed uPVC bay window to the front aspect. Fitted wardrobes with overhead storage and matching dressing table. Radiator. Coving to the ceiling.

Bedroom Two

13'5" x 10'6"

Double glazed uPVC window to the rear aspect. Double radiator. Exposed wooden floorboards and coving to the ceiling.

Bedroom Three

8'1" x 6'11"

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

Bathroom

Two piece suite comprising; bath and wash hand basin. Double glazed uPVC window to the rear aspect.

Separate WC

Low level WC and uPVC double glazed window to the side aspect.

Exterior

External

Block paved driveway to the front, leading to the single garage. Flowerbed to the side and decorative stone chippings. Enclosed rear garden with a paved patio area, laid lawn, plants, greenhouse, pond and garden shed.

Garage



16'5" x 8'1"

Up and over door, power, light and single door to the rear, leading to the rear garden.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	65	81
EU Directive 2002/91/EC		

EPC Rating: D

Council Tax Band: C

DIRECTIONS

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