

**2 Bed
Bungalow - Semi Detached
located in Heysham**

Jennings
estate agents

3 Hillmount Avenue
Heysham
Morecambe
LA3 2DQ



Asking price £225,000

Jennings Estate Agents, are delighted to welcome to the market, this truly wonderful, two bedroom, dormer bungalow. Positioned within a popular residential location, and within walking distance to the parade of shops on Heysham Road, bus route and close to the sea front. The property is well proportioned throughout, and offers versatile living.

The property features; entrance hallway, with stairs leading to the master bedroom and en-suite bathroom. The lounge is located to the front aspect, and it benefits from a log burner. The Dining room is open plan to the kitchen, and has patio doors leading to the utility. The second bedroom is located to the front aspect. Modern fitted three piece white shower room. Externally the property has a front and rear garden, with decking area, flower beds and a workshop. Block paved driveway to the side, leading to the single garage. NO UPPER CHAIN.

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

Entrance Hall

Double glazed uPVC window and uPVC entrance doorway. Stairs leading to the first floor landing. Double radiator. Storage cupboard.

Lounge

12'10" x 11'10"

(into recess)

Double glazed uPVC window to the front aspect. Log burner with a stone hearth and wooden surround. Double radiator. Coving to the ceiling.

Dining Room

12'5" x 11'11"

(into recess)

Double glazed uPVC French doors leading to the utility area. Double radiator. Coving to the ceiling. Open entrance leading to-

Kitchen

8'8" x 6'3"

Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a stainless steel sink unit. Electric oven and four ring gas hob. Space for a washing machine and fridge freezer. Double radiator. Double glazed uPVC window to the rear, overlooking the garden.

Utility Room/Sitting Room

6'3" x 8'10"

Double glazed uPVC window and uPVC door leading to the rear garden. Fitted base units and space for a freezer.

Bedroom Two

11'11" x 6'12"

Double glazed uPVC window to the front aspect. Radiator.

Shower Room

Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Heated towel rail.

First Floor

First Floor Landing

Single glazed stain glass window to the side aspect. Door leading to-

Master Bedroom

12'4" x 13'5"

(max)

Double glazed uPVC window to the front aspect. Fitted wardrobes and double radiator. Door leading to-

Ensuite

Modern three piece suite comprising; bath, wash hand basin and low level WC. Heated towel rail. Velux window.

Exterior

External

Block paved driveway providing off road parking, which leads to the garage. Front garden with decorative block paving and flower beds. Enclosed rear garden with decking area, decorative stones and flower bed.



Workshop

8'12" x 6'10"

Entrance uPVC door, uPVC double glazed window to the side aspect and sink unit.


Garage

9'2" x 18'

Up and over door, power and light. Double glazed uPVC window to the side aspect.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D	58		
(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

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