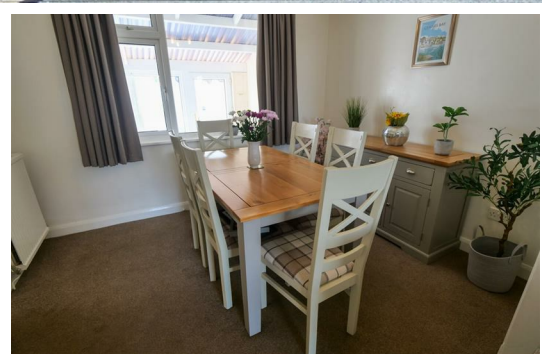




A Three Bedroom Semi - Detached Home Located In Heysham.

Jennings
estate agents

Sugham Lane
Heysham
Morecambe
LA3 2DR



Asking price£240,000

Located on Sugham Lane in the charming area of Heysham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, while the conservatory adds a touch of elegance and allows for an abundance of natural light.

The enclosed patio garden, complemented by a laid lawn, creates a serene outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, the property boasts a driveway and garage, ensuring that parking is never a concern.

Location is key, and this home is ideally situated close to essential transport links, making commuting a breeze. Furthermore, local shops and the picturesque promenade are just a short distance away, offering a variety of amenities and leisure activities.

This semi-detached house on Sugham Lane presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this property your own.

Hallway
The hallway is carpeted and painted in neutral tones, featuring a staircase with white spindles and a handrail. It offers a practical space at the foot of the stairs with storage solutions and some decorative touches for a welcoming entrance.

Living Room
17'2" x 11' (into recess)
This front-facing living room is a bright and cosy space featuring a large window that draws in plenty of natural light. With neutral carpeting and soft wall colours, it offers a comfortable setting for relaxation.

Dining Room
8'9" x 11'
The dining room offers a charming and practical space for family meals, with space for a wooden table with six chairs. Natural light filters through a window dressed with curtains, creating a warm atmosphere. The room flows naturally into the living area, making it ideal for entertaining or family gatherings.

Kitchen
8'6" x 10'10"
The kitchen is well-equipped and thoughtfully laid out with light wood cabinetry and dark work surfaces. It includes integrated appliances such as a gas hob and built-in oven. A large window over the sink provides views of the garden and fills the space with daylight. The floor is finished with wood-style flooring, and a back door offers convenient access to the outdoor area.

Conservatory
14'1" x 6'10"
This sunroom enjoys plenty of natural light through a set of large windows and a glass door that leads directly outside. Lined with light wood panel walls and a wood-style floor, the room serves as a versatile space ideal for relaxing or casual dining while overlooking the garden patio.

Master Bedroom
13'3" x 11'1" (into recess)
The master bedroom is a spacious and peaceful room filled with natural light from a large window. The bedroom has neutral carpets and soft wall colours that create a calm retreat.

Bedroom Two
10'11" x 13'3"
A well-proportioned second bedroom with space for a double bed and light furnishings. The room benefits from a large window that brightens the space and neutral decor that provides a restful atmosphere.

Bedroom Three
9' x 8'4"
This third bedroom is a smaller, single room that offers a comfortable sleeping space. It could feature a single bed with storage drawers underneath and a window dressed with curtains, making it suitable as a guest room or study area.

Bathroom
5'9" x 8'2"
The bathroom includes a bath with a shower attachment, a pedestal sink, and a toilet. Fully tiled walls with a decorative border and patterned floor tiles create a clean and functional bathing space with a frosted window allowing natural light while maintaining privacy.

Side Garden
The side garden is neatly maintained with a central lawn bordered by flowerbeds and mature hedges that provide privacy. A paved path leads around the garden, creating a tranquil outdoor space ideal for relaxing or gardening.



Patio

A paved patio area featuring clean, light-coloured stone slabs, perfect for outdoor dining or seating. This low-maintenance space offers a bright and private setting, enclosed by white fencing, ideal for enjoying sunny weather.

Garage

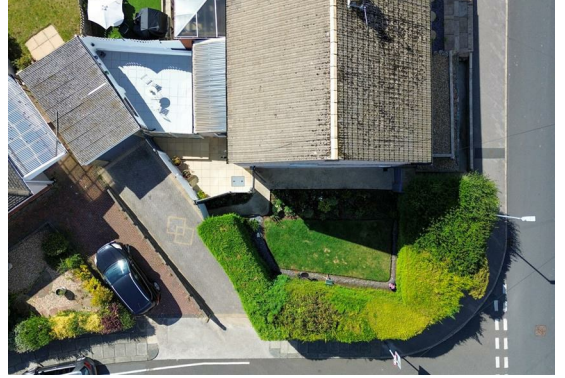
17'2" x 9'10"

Up and over door, light and double glazed uPVC window to the side.

Additional Information

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(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: B

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