



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

Jennings
estate agents

1 Arran Close

Heysham

Morecambe

LA3 2YD



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Asking price £325,000

Jennings Estate Agents are pleased to present this truly magnificent family home. The property has been transformed by the current owners to provide a modern versatile living space. Located in a quiet cul-de-sac and within walking distance of the headlands and sea front.

The property features; entrance hallway which gives you access to the cloakroom/WC and second bedroom. The lounge is spacious and has a bay window to the front aspect. An open archway leading to the open plan kitchen diner. Modern fitted kitchen units, with integrated appliances. Open plan to the utility room, with space for white goods. To the first floor are a further three bedrooms and family bathroom. The master bedroom benefits from an ensuite.

Externally the property provides ample off road parking to the front aspect. Enclosed landscaped rear garden with two patio areas, artificial grass and flower beds.

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

Entrance Hallway

Double glazed uPVC entrance doorway. Radiator. Stairs leading to the first floor landing.

Cloakroom / WC

Modern two piece suite comprising; wash hand basin and low level WC. Double glazed uPVC window to the front aspect. Radiator. Vinyl flooring.

Lounge

12'2" x 17'12"

(into bay)

Double glazed uPVC bay window to the front aspect. Double and single radiator. Luxury vinyl tile flooring and coving to the ceiling. Open archway leading to-

Dining Area

12'11" x 7'5"

Double glazed uPVC French doors leading to the rear garden. Designer radiator. Coving to the ceiling. Open plan to-

Kitchen

8'4" x 12'2"

Modern fitted kitchen with a range of wall and base units with contrasting work surface incorporating a one and a half sink unit. Electric oven, microwave, four ring induction hob and extractor. Integrated dishwasher and space for a fridge freezer. Double glazed uPVC window to the rear aspect. Double radiator. Down lights. Open plan to-

Utility Room

7'2" x 5'1"

(plus cupboards)

Contrasting work surface, with space for a washing machine and tumble dryer. Large fitted storage cupboards. Under floor heating. Door leading to the side aspect.

Bedroom Two

7'7" x 14'6"

Double glazed uPVC window to the side and Velux window. Fitted wardrobes. Designer radiator. Down lights.

First Floor

Master Bedroom

12'1" x 9'5"

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

Ensuite Shower Room

Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the side aspect. Radiator. Under floor heating.

Bedroom Three

9'4" x 10'4"

(max)

Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Four

6'1" x 8'12"

(max)

Double glazed uPVC window to the front aspect. Radiator.



Bathroom

Three piece suite comprising; bath with an overhead shower, wash hand basin and low level WC. Radiator. Double glazed uPVC window to the rear aspect.

Exterior

External

Large block paved driveway to the front, providing ample off road parking. Landscaped rear garden with a paved patio area, and decorative stone chippings. Steps leading to the artificial grass, flower bed and second patio area.





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		EU Directive 2002/91/EC

EPC Rating: C
Council Tax Band: C

DIRECTIONS

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