



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

**Jennings**  
estate agents

12 Tomlinson Road

Heysham

Morecambe

LA3 2LS



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Asking price £250,000

Situated on Tomlinson Road in the desirable area of Heysham, Morecambe, this semi-detached house offers a perfect blend of comfort and space for family living. Built in 1960, the property has been well-maintained and presents an excellent opportunity for those seeking a home in a friendly neighbourhood. The current owner has extended the property to the rear aspect, which offers space for a growing family.

The house features two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is practical and flows seamlessly, making it ideal for both family gatherings and quiet evenings at home. With four generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own personal space.

The property includes a well-appointed four piece bathroom, designed for convenience and functionality. The outdoor space complements the home, offering a garden area that can be transformed into a lovely retreat for outdoor activities or simply enjoying the fresh air.

Located in Heysham, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it simple to access Morecambe and beyond, whether for work or leisure.

This semi-detached house on Tomlinson Road is an excellent choice for those looking to settle in a welcoming community, with ample space and potential to create a wonderful family home.

### Entrance Hallway

Entrance doorway with double glazed windows letting light into the hallway. Stairs leading to the first floor landing. Double radiator. Tiled flooring.

### Lounge

14'11" (into recess) x 14'5" (into bay)

Double glazed uPVC bay window located to the front aspect. Media wall with space for a large television. Wall mounted gas fire. Double radiator. Wooden flooring. Door leading to-

### Sitting Room

11'4" x 18'6" (max)

Log burner with a stone surround. Storage cupboard housing the boiler. Tiled flooring and downlights. Space for a large American style fridge freezer. Open plan to-

### Kitchen

13'1" x 18'7" (max)

Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a sink unit and breakfast bar. Twin electric oven and four ring electric hob. Double glazed uPVC window to the side and uPVC patio doors leading to the rear garden. Tiled flooring and downlights.

### First Floor Landing

Double glazed uPVC window to the side aspect. Access to the loft space. Radiator and storage cupboard.

### Master Bedroom

11'10" x 11'7"

Skylight to the ceiling. Radiator.

### Bedroom Two

11'1" x 10'2" (into recess)

Double glazed uPVC window to the rear aspect. Radiator.

### Bedroom Three

12' x 9'7" (into recess)

Double glazed uPVC window to the front aspect. Radiator.

### Bedroom Four

8'7" x 7'12"

Double glazed uPVC window to the front aspect. Radiator.

### Family Bathroom

Modern fitted four piece suite comprising; bath, double shower cubicle, wash hand basin and low level WC. Two uPVC double glazed windows. Heated towel rail. Tiled flooring.

### External

Concrete garden to the front with flowerbeds and gated access to the side. Low maintenance side and rear garden with artificial grass, large Indian paved patio, raised flowerbed and wooden shed.



Tomlinson Road, Heysham, LA3 2LS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	65		
(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**

**DIRECTIONS**

**CONTACT**

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