



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

**Jennings**  
estate agents

11 Douglas Avenue  
Heysham  
Morecambe  
LA3 2LP



Asking price £230,000

Discover this charming three-bedroom house that perfectly balances modern comfort with everyday practicality. Step inside to find a beautifully appointed modern kitchen that will make your morning coffee ritual something to look forward to, complete with contemporary fittings, that actually work as well as they look.

The heart of the home features an open plan lounge and dining area, creating a wonderfully sociable space where family meals and quiet evenings flow seamlessly together. French doors provide an elegant transition to the rear garden, flooding the interior with natural light whilst offering easy access to your own outdoor sanctuary.

Speaking of outdoor space, the rear garden provides the perfect backdrop for everything from summer barbecues to peaceful morning contemplation over your first cup of tea. The property also includes a driveway and garage, solving that age-old problem of where to park whilst keeping your vehicle secure and dry.

Located in the pleasant area of Heysham, this home offers convenient access to local amenities, bus routes and access to the bypass.

The single bathroom serves the household efficiently, whilst the three bedrooms offer flexible accommodation for growing families or those needing a dedicated workspace. This property represents excellent value for buyers seeking a well-presented

**Entrance Hall**  
Entrance doorway, double radiator and stairs leading to the first floor landing.

**Dining Room**  
12'3" x 11'5"  
Double glazed uPVC French doors leading to the rear garden. Double radiator. Open plan to-

**Lounge**  
11'4" x 12'7"  
(into bay)  
Double glazed uPVC bay window to the front aspect. Wall mounted electric fire. Double radiator. Downlights and coving to the ceiling.

**Kitchen**  
5'9" x 19'11"  
(max)  
Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring electric hob, microwave, wine cooler and stainless steel extractor fan. Space for a washing machine, tumble dryer and fridge freezer. Double glazed uPVC window to the either side, rear and uPVC door leading to the garden. Radiator. Tiled flooring and downlights.

**First Floor**  
**First Floor Landing**  
Double glazed uPVC window to the side aspect.

**Master Bedroom**  
13'9" x 10'2"  
Double glazed uPVC bay window to the front aspect. Double radiator.

**Bedroom Two**  
11'8" x 11'2"  
(into recess)  
Double glazed uPVC window to the rear aspect. Radiator.

**Bedroom Three**  
7'7" x 5'11"  
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. Double glazed uPVC window to the rear aspect. Heated towel rail. Tiled flooring and downlights.

**Exterior**  
**External**  
Laid lawn garden to the front and flowerbeds. Driveway to the side providing off road parking leading to the garage. Enclosed rear garden with a crazy paved patio area, laid lawn and flowerbeds.







| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 64                      | 71        |
| (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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