



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

Jennings
estate agents

7 Heysham Hall Drive
Heysham
Morecambe
LA3 2QX



Asking price £260,000

Jennings Estate Agents are delighted to offer to the market, this beautiful and spacious three bedroom semi-detached family home. Located within the popular residential area of Heysham, and positioned within a sought after quiet cul-de-sac, a short walk to the beach front, Half Moon Cafe, and within walking distance to St Peters Primary School, a local corner shop and a Co-op. The property is close to the bus stops with direct links to Lancaster, Morecambe, Bolton Le Sands and further afield.

The property boasts beautiful features; a welcoming entrance hallway with a beautiful stained glass window leading onto a large main reception room, with a bay window and fireplace. The large and light dining room is located to the rear of the property, with patio doors leading to the conservatory over looking the sun-trap private garden. There is a modernised kitchen with plenty of space for appliances with the back door leading onto the large driveway. To the first floor are three very spacious bedrooms with sea views from the rear bedroom, great to catch the famous Morecambe bay sunset and a modern four piece bathroom suite. Externally the property has a low maintenance front and rear garden. Driveway to the side, leading to a single garage.

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

Entrance Hall

Wooden entrance doorway and double glazed window to the side aspect. Stairs leading to the first floor landing. Radiator. Wood flooring and coving to the ceiling.

Lounge

14'3" x 13'9"

(into bay)

Double glazed uPVC bay window to the front aspect. Marble hearth and surround. Double radiator. Coving to the ceiling.

Dining Room

12'8" x 14'3"

(into recess)

Double glazed patio doors leading to the conservatory. Double radiator. Coving to the ceiling.

Conservatory

10'8" x 10'10"

Double glazed uPVC windows and uPVC French doors to the rear garden.

Kitchen

8'11" x 8'11"

Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a stainless steel sink unit. Electric oven, four ring electric hob and extractor fan. Space for a fridge freezer and dishwasher. Under-stairs storage, with space for a washing machine. Double glazed uPVC window and uPVC door.

First Floor

First Floor Landing

Single glazed window to the side aspect.

Master Bedroom

13'9" x 14'3"

(into bay)

Double glazed uPVC bay window to the front aspect. Radiator.

Bedroom Two

13'4" x 12'8"

Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Three

8'5" x 8'9"

Double glazed uPVC window to the front aspect. Radiator.

Family Bathroom

Fitted with a four piece suite comprising; shower cubicle, bath, wash hand basin and low level WC. Two double glazed uPVC windows to the side aspect. Downlights and tiled flooring.

Exterior

External

Paved front garden, flower bed and driveway to the side providing off road parking. Enclosed rear garden with a crazy paved patio, rockery, raised flowerbed and small outhouse.

Garage

15'1" x 9'6"

Up and over door, power and light. Single glazed window to the side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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

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