



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

Jennings
estate agents

**240 Heysham Road
Heysham
Morecambe
LA3 1NW**



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Asking price £410,000

Jennings Estate Agents are pleased to bring to the market, this truly wonderful, five bedroom, family home. The property offers character and charm, with a huge amount of space for a large family. The property also benefits from having off road parking/garage to the rear of the property. Popular residential location, and close the sea front, local amenities and bus routes.

The property features; entrance porch and large open hallway, with stairs leading to the cellar and first floor landing. Two large reception rooms are located to the front, with high ceilings and decorative coving. Modern kitchen with an island, and open plan to the sun lounge/dining room. Generous sized utility room and two piece WC.

To the first floor you will find a unique and bespoke gallery style seating area, two bedrooms and family bathroom; with a separate WC. The master bedroom has an ensuite bathroom and separate dressing room. To the top floor are a further three bedrooms, home office and three piece bathroom suite.

Externally the property has a front and side garden, with access leading to the double garage; which is open plan to the rear. Enclosed low maintenance paved rear garden, with a flowerbed and access to the rear.

Viewings are highly recommended, so please contact the office for further details, and to book an appointment to view this magnificent family home.

Entrance Porch

Double glazed uPVC windows and uPVC entrance doorway. Tiled flooring. Door leading to-

Hallway

Double glazed uPVC window to the side aspect. Radiator. Stairs leading down to the cellar and to the first floor landing. Storage cupboard, housing the boiler. Tiled flooring and decorative coving to the ceiling.

Lounge

14'1" x 16'6"

(bay)

Double glazed uPVC bay window to the front aspect. Log burner with a stone hearth and wooden surround. Two double radiators. Decorative coving to the ceiling.

Sitting Room

18'10" x 12'11"

(into recess)

Double glazed uPVC bay window to the front aspect. Decorative wooden fireplace. Double radiator. Coving to the ceiling.

Kitchen

12'5" x 12'12"

Modern fitted kitchen with a range of wall and base units with contrasting work surface, incorporating a sink unit and breakfast bar. Free standing Stoves oven, with seven ring gas hob. Integrated dishwasher and space for an American style fridge freezer. Decorative coving to the ceiling. Open plan to-

Dining Room

8'12" x 14'7"

Double glazed uPVC windows and uPVC patio doors leading to the rear garden. Two double glazed Velux windows. Double radiator.

Utility Room

8'4" x 10'2"

Double glazed uPVC window and uPVC door leading to the rear garden. Fitted wall and base units with contrasting work surface, incorporating a stainless steel sink unit. Space for washing machine and tumble dryer. Double radiator. Door leading to-

WC

Two piece suite comprising; wash hand basin and low level WC. Two uPVC double glazed windows to the side aspect.

First Floor

First Floor Landing

Stairs leading to the second floor landing. Double radiator. Decorative coving to the ceiling. Open plan to-

Gallery

4'11" x 9'7"

Double glazed uPVC windows to the front, side and rear. Decorative wooden arched wooden banister.

Master Bedroom

14'11" x 11'3"

(plus wardrobes)

Double glazed uPVC window to the front aspect. Fitted wardrobes with overhead storage. Double radiator. Open plan to a walk-in dressing room with fitted wardrobes. Door leading to-

Ensuite

Four piece suite comprising; roll top bath, shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Double radiator and heated towel rail.



Bedroom Two

13'9" x 14'4"

Double glazed uPVC window to the front aspect. Feature decorative fireplace. Double radiator.

Family Bathroom

Three piece suite comprising; corner bath, shower cubicle and wash hand basin. Double glazed uPVC window to the rear aspect. Double radiator.

Separate WC

Two piece suite comprising; low level WC and wash hand basin. Two uPVC double glazed windows to the side aspect.

Second Floor

Second Floor Landing

Double glazed uPVC window to the side aspect.

Bedroom Three

13'8" x 13'2"

Double glazed uPVC window to the front aspect. Double radiator.

Bedroom Four

12'12" x 11'8"

(max)

Double glazed uPVC window to the front aspect. Fitted wardrobes. Double radiator.

Bedroom Five

8'6" x 11'9"

Double glazed uPVC window to the rear aspect. Double radiator. Eaves storage.

Home Office

4'7" x 7'11"

Single glazed window to the rear aspect.

Bathroom

Modern three piece suite comprising; bath, wash hand basin and low level WC. Heated towel rail. Two double glazed uPVC windows.

Lower Ground Floor

Basement

17'6" x 13'10"

(max)

Power, light and access to the solar panel unit and battery.

Exterior

External

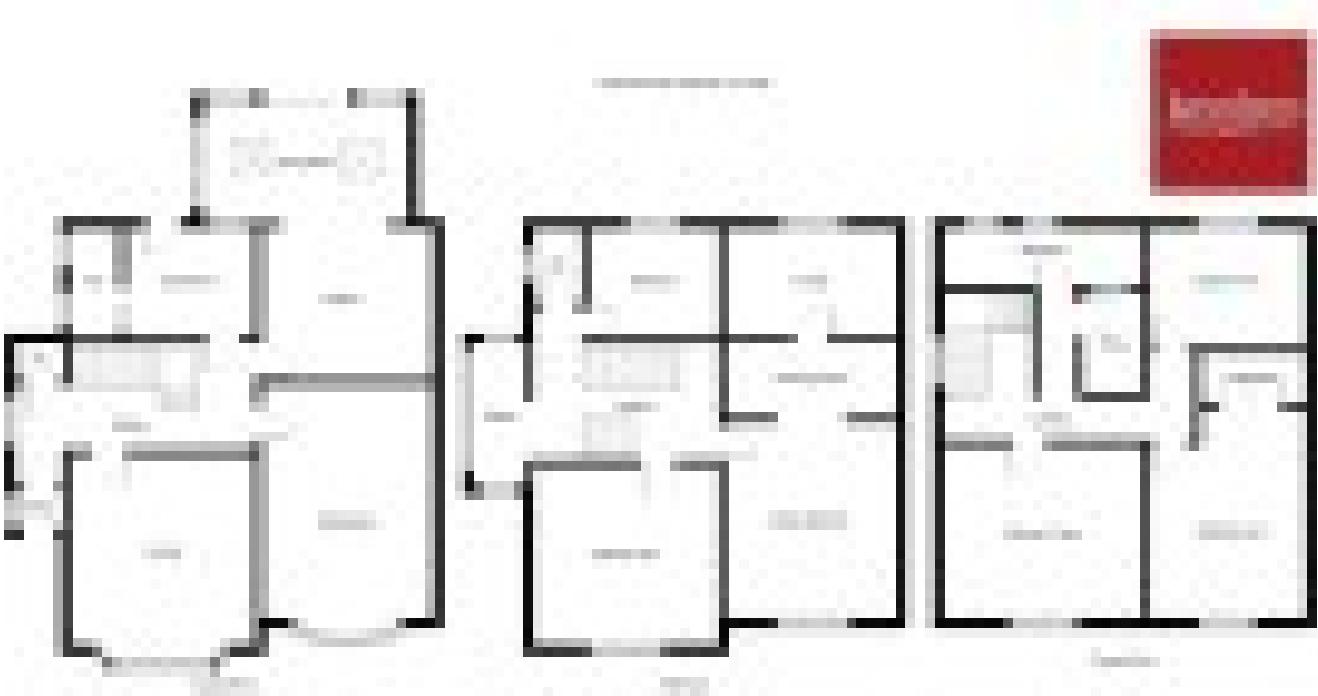
Enclosed front garden with a high hedge and decorative stone chippings. Enclosed paved rear garden, pizza oven, well established Wisteria plant and access to the double garage.

Double Garage

14'10" x 18'8"

Up and over door, electric car charger point and open plan to the rear.





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: E

DIRECTIONS

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