



**Three Bedroom Semi - Detached
Home Located In Heysham.**

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Wesley Drive
Heysham
Morecambe
LA3 2BS



Asking price £230,000

Nestled in the charming area of Heysham, this delightful semi-detached house on Wesley Drive offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

Potential to extended or even develop another separate dwelling to the side of the property with the land being on its own title (subject to planning permission)

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The single bathroom is conveniently located, catering to the needs of the household.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area is known for its scenic beauty, with easy access to Morecambe's stunning coastline and vibrant town centre.

This semi-detached house on Wesley Drive is not just a place to live; it is a place to call home. With its appealing features and prime location, it presents a wonderful opportunity for anyone looking to settle in this lovely part of Lancashire. Do not miss the chance to make this charming property your own.

Hall
Double glazed aluminium window to the front and an aluminium doorway. Stairs leading to the first floor landing.

Lounge
11'10" (Recess) x 13'5" (Bay)
Double glazed aluminium window to the front aspect. Gas fire and decorative coving to the ceiling.

Sitting Room
11'6" (Recess) x 12'8"
Gas fire. Open plan to -

Dining Area
7'8" x 10'3"
Double glazed uPVC windows and uPVC French doors leading to the rear garden. Breakfast bar with a serving hatch to the kitchen.

Kitchen
16'10" x 6'4" + 7'9" x 7'11"
Fitted kitchen with a range of wall and base units incorporating; stainless steel sink unit, electric oven and a four ring gas hob. Space for a washing machine and fridge freezer. Double glazed uPVC window to the side. Double doors to -

Conservatory
13'7" x 10'6"
Double glazed uPVC windows and double glazed uPVC French doors to the rear garden.

Lean-to
6'2" x 14'3"
Single glazed windows and a double glazed uPVC door to the side garden.

First Floor

First Floor Landing
Double glazed aluminium window to the side aspect. Electric wall heater and loft access.

Master Bedroom
9'2" (+Wardrobe) x 12'12"
Double glazed aluminium window to the front aspect. Electric heater and fitted wardrobes.

Bedroom Two
10' (+Wardrobe) x 10'10"
Double glazed aluminium window to the front aspect. Fitted wardrobe and matching dressing table. Electric heater.

Bedroom Three
7'9" x 7'7"
Double glazed aluminium window to the front aspect. Storage cupboard.

Bathroom
Three piece suite comprising; bath, wash hand basin and a low level WC. Double glazed aluminium window to the rear. Storage cupboard.

Exterior

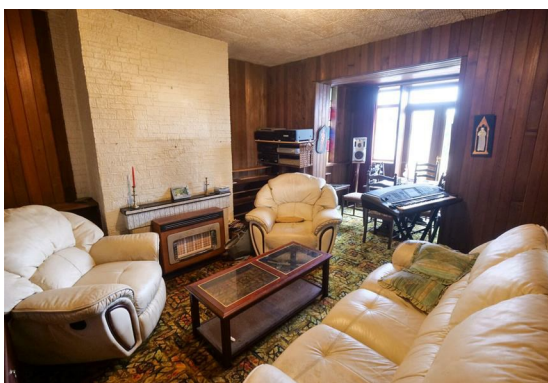
Front Garden
Flowerbeds and a paved pathway leading to the main entrance.

Side and Rear Garden
Extensive garden with a laid lawn and paved patio area.

Additional Information



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Wesley Drive, Heysham, LA3 2BS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating:
Council Tax Band: C

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