



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

Jennings
estate agents

22 Walker Grove

Heysham

Morecambe

LA3 2BX



Asking price £260,000

Jennings Estate Agents are pleased to present this lovely semi-detached house located on Walker Grove in the desirable area of Heysham, Morecambe. This delightful property boasts a generous living space of 1,033 square feet, making it an ideal family home.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant play area for children. The well-appointed kitchen is conveniently situated nearby, providing a functional space for culinary pursuits.

The property features three comfortable bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are well-proportioned and filled with natural light, creating a warm and welcoming atmosphere. The family bathroom is thoughtfully designed, catering to the needs of modern living.

Outside, the property benefits from a manageable garden space, perfect for enjoying the fresh air or hosting summer gatherings. The semi-detached nature of the house ensures a sense of privacy while still being part of a friendly community.

Walker Grove is ideally located, providing easy access to local amenities, schools, and transport links, making it a convenient choice for families and commuters alike. This property presents a wonderful opportunity for those seeking a comfortable and

Entrance Porch

Entrance doorway and single glazed windows. Tiled flooring. Double door leading to-

Hallway

Double radiator and tiled flooring. Storage cupboard and stairs leading to the first floor landing.

Lounge

12'11" x 18'7"

(into bay)

Double glazed uPVC bay window to the front aspect. Double and single radiator. Tiled hearth and surround. Door leading to-

Dining Room

8'6" x 11'11"

(into recess)

Double glazed uPVC window to the rear overlooking the rear garden.

Kitchen

12'9" x 7'11"

Fitted kitchen with a range of wall and base units with contrasting work surface incorporating a one and a half stainless steel sink unit and breakfast bar. Electric oven with grill, four ring electric hob and extractor fan. Space for a washing machine and fridge freezer. Wooden ceiling with down lights. Double glazed uPVC window to the side and uPVC door leading to the rear garden.

First Floor

First Floor Landing

Double glazed uPVC window to the side aspect.

Master Bedroom

13' x 14'2"

(into bay)

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

Bedroom Two

12'7" x 11'11"

(into recess)

Double glazed uPVC window to the rear aspect with views overlooking Morecambe and Lancaster. Radiator.

Bedroom Three

7'11" x 6'11"

Double glazed uPVC window to the front aspect. Radiator.

Shower Room

Modern two piece suite comprising; shower cubicle and vanity wash hand basin. Double glazed uPVC window to the rear aspect. Heated towel rail. Airing cupboard housing the boiler. Tiled walls and flooring.

Separate WC

Low level WC and uPVC double glazed window to the side aspect. Tiled flooring and part tiled walls.

Exterior



External

Low maintenance front garden and driveway providing off road parking.

Enclosed rear garden with patio area, laid lawn shrubs and a large decking area to the rear.

Garage

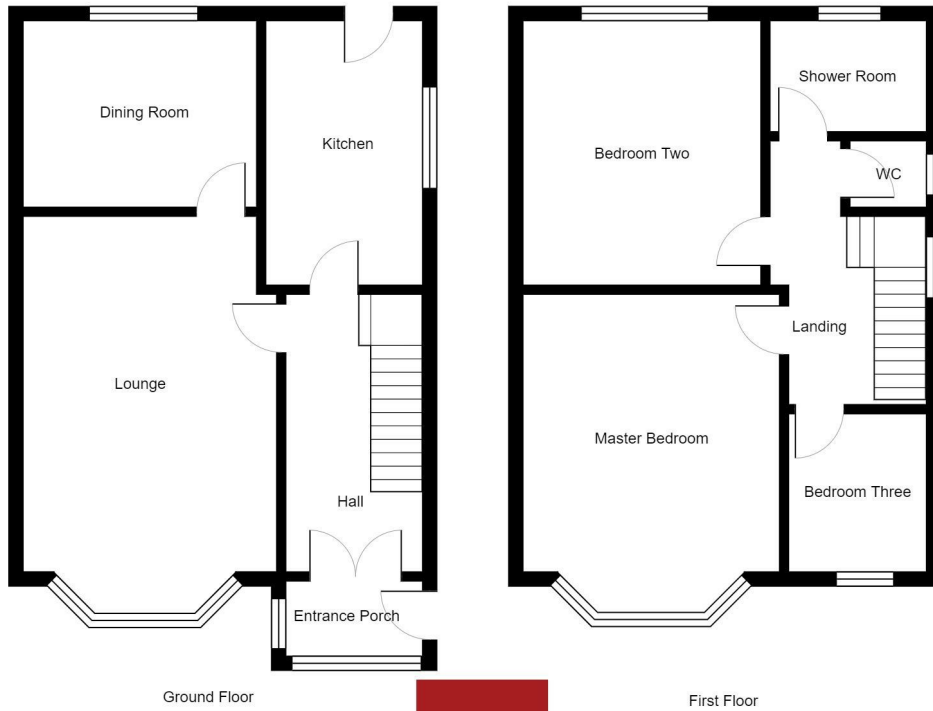
9'6" x 6'12"

Up and over door and power. Steps leading down to the rear garden.

Please note the garage maybe too small for a car, but ideal for storage or a motorbike.



Walker Garove, Heysham, LA3 2BX



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	59		
(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: C

DIRECTIONS

CONTACT

50 North Road
Lancaster
LA1 1LT

E: office@jeagent.com

T: 01524 926007

jeagent.com

