



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

**Jennings**  
estate agents

**61 Twemlow Parade**  
**Heysham**  
**Morecambe**  
**LA3 2AL**



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Asking price £475,000

Jennings Estate Agents are delighted to offer to the market, this charming and delightful semi-detached home, which is located on Twemlow Parade, Heysham and presents an excellent opportunity for families and individuals alike. The lower ground level offers a fantastic opportunity to extend this fabulous home. You will find an amazing open outlook to the rear, overlooking the promenade and sea front. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms and open plan kitchen/diner provide versatile areas that can be tailored to your needs, whether for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring convenience for all residents. The layout of the property is designed to maximise both space and natural light, creating a warm and welcoming atmosphere throughout.

Located in the picturesque coastal town of Heysham, residents will benefit from the nearby amenities, including shops, schools, and recreational facilities. The stunning views of Morecambe Bay and the surrounding countryside add to the appeal of this lovely home.

This semi-detached house is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home offers a perfect blend of comfort and practicality in a desirable location. Do not miss the chance to make this charming house your new home.

### **Entrance Porch**

Double glazed uPVC door and uPVC windows to the rear. Door leading to-

### **Hallway**

Stairs leading to the first floor landing. Downlights. Radiator. Wooden flooring and decorative coving to the ceiling.

### **WC**

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

### **Lounge**

11'9" x 14'9"

Double glazed bay window to the front aspect. Open fire place with a surround. Fitted storage cupboard. Double radiator. Decorative coving to the ceiling.

### **Sitting Room**

11'10" x 14'6"

Log burner surrounded by a stone hearth. Decorative coving to the ceiling, open to-

### **Kitchen**

8'9" x 13'5"

Modern fitted kitchen with a range of wall and base units, with contrasting work surface, incorporating a stainless steel sink unit and breakfast bar. Electric oven/grill, four ring induction hob and extractor fan. Integrated fridge freezer. Large walk-in pantry. Wooden flooring. Open plan to-

### **Dining / Seating Area**

18' x 8'7"

Wooden flooring. Bi-fold doors to the balcony. Double glazed windows with views towards the sea. Velux skylight. Two double radiators.

## **First Floor**

### **First Floor Landing**

Double glazed uPVC window to the side aspect. Decorative coving to the ceiling.

### **Master Bedroom**

9'8" x 14'8"

Built-in full length wardrobes. Double glazed uPVC window to the rear, with a views overlooking the sea. Radiator. Decorative coving to the ceiling.

### **Bedroom Two**

9'9" x 13'5"

Built-in wardrobes. Wooden flooring. Double glazed uPVC bay window to the front aspect. Double radiator. Decorative coving to the ceiling.

### **Bedroom Three**

9'7" x 5'11"

Access to the loft. Double glazed uPVC window to the front aspect. Double radiator. Downlights.

### **Bathroom**

Modern three-piece suite comprising; bath with an overhead shower, wash habd basin and low level WC. Heated towel rail. Fitted storage cupboard. Downlights. Double glazed uPVC window to the side aspect.



## Exterior

### External

Front garden providing ample off road parking and paved pathway leading to the rear garden.

Large balcony with spectacular open views and steps leading down to the garden area. Large block-paved patio area, laid lawn and flowerbeds. Access to the rear and promenade.

## Lower Ground Floor

### Hallway

Doorway leading from the rear garden. Double radiator.



### WC

Low level WC and wash hand basin. Tiled flooring. Two uPVC windows to the side.

### Utility Room

18'8" x 7'2"

Fitted base units and stainless steel sink unit. There is space for a washing machine and dryer. Access to a shower cubicle and undercroft. Door leading to-

### Hobby Room

9'8" x 17'6"

Double radiator. Double doors to-



### Garden Room

6'9" x 11'2"

Double glazed uPVC window and uPVC doors to the rear garden. Double radiator.

### Additional information:

We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





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:**

**Council Tax Band:** D

#### DIRECTIONS

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