



**3 Bed  
Bungalow - Detached  
located in Heysham**

**Jennings**  
estate agents

# 49 Walker Grove

## Heysham

## Morecambe

## LA3 2DE



## Asking price £380,000

Jennings Estate Agents are happy to introduce, this wonderful detached and spacious bungalow. Located on a quiet cul-de-sac, and only a short walk to the parade of shops, on Heysham Road. The bungalow benefits from a large main reception room and conservatory, which overlooks the established rear garden. Ideally suited for someone who is wanting a large bungalow in a quiet area. It could also be ideal for a family, with it's good sized bedrooms, ample parking and generous sized rear garden.

The property features; entrance hallway with double doors, leading to the large main reception room. The conservatory is located to the rear of the property, with views overlooking the garden. The kitchen diner has space for a large table and appliances. Three good sized bedrooms, with the master bedroom benefiting from an ensuite shower room. Large five piece bathroom suite, including a shower cubicle and jacuzzi corner bath.

The property offers plenty of parking space to the front, and access to the double garage. Good sized rear garden with plants, shrubs, laid lawn and paved patio area.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on [office@jeagent.com](mailto:office@jeagent.com)

### Entrance Hall

Entrance doorway, storage cupboard and double radiator. Double doors leading to the main reception room. Coving to the ceiling.

### Lounge

15'9" x 20'4"

Double glazed window to the front aspect. Gas fire with feature surround and hearth. Two double radiators. Double glazed door leading to-

### Conservatory

6'8" x 22'11"

Double glazed uPVC windows, and two uPVC single doors leading to the rear garden. Double radiator. Door leading to-

### Kitchen Diner

13'3" x 13'7"

Fitted kitchen with a range of wall and base units with contrasting work surface, incorporating a stainless steel sink unit. Electric oven, grill, four ring gas hob and extractor fan. Space for a washing machine, dishwasher and fridge. Double glazed uPVC window to the rear aspect. Radiator. Door leading into the hallway.

### Master Bedroom

17'2" x 11'3"

(max)

Double glazed window to the front aspect. Fitted wardrobes with matching drawers and dressing table. Radiator. Door leading to-

### Ensuite

Three piece suite comprising; shower cubicle, wash hand basin and low level WC. Radiator. Double glazed window to the side. Storage cupboard. Coving to the ceiling.

### Bedroom Two

13'6" x 8'2"

Double glazed window to the front aspect. Double radiator. Coving to the ceiling.

### Bedroom Three

10'11" x 8'5"

(max)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator. Coving to the ceiling.

### Bathroom

Five piece suite comprising; shower cubicle, jacuzzi corner bath, bidet, wash hand basin and low level WC. Double glazed window to the side aspect. Double radiator. Spotlights and coving to the ceiling.

### Exterior

#### External

Two large blocked paved driveways to the front, providing ample parking, and mature flowerbed. Large rear garden with a laid lawn, flowerbed, plants, shrubs, paved patio area, shed and greenhouse.

### Double Garage

20'1" x 27'2"

Electric roll top door, power and light. Single door to the side.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>78</b>
(55-68) <b>D</b>	<b>67</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**EPC Rating: D**  
**Council Tax Band: E**

**DIRECTIONS**

**CONTACT**

50 North Road  
 Lancaster  
 LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

