



**4 Bed  
House - Townhouse  
located in Heysham**

**Jennings**  
estate agents

**19 Fieldfare Close**  
**Heysham**  
**Morecambe**  
**LA3 2LF**



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**Asking price £245,000**

Jennings Estate Agents are delighted to welcome to the market, this two story, family home. Located within a quiet cul-de-sac, in the popular residential area of Heysham. Spacious accommodation, with versatile living.

The property features; entrance hallway with access leading to the the cloakroom/WC. Fitted kitchen, with space for appliance and dining table. Sitting room is located to the rear, with double glazed patio doors leading to the rear garden. To the first floor you will find the main reception room, overlooking the rear garden. Second bedroom and separate three piece shower room. To the second floor you will find the master bedroom with en-suite shower room, an additional two bedrooms and a three piece family bathroom.

Externally the property has a laid lawn garden to the front, and an allocated parking. Enclosed rear garden with a laid lawn, decking area and garden shed.

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

### **Entrance Hallway**

Double glazed entrance doorway. Stairs leading to the first floor landing. Storage cupboard. Door leading to the single garage.

### **Cloakroom/WC**

Two piece suite comprising; wash hand basin and low level WC. Radiator.

### **Kitchen Diner**

10'1" x 15'11"

Modern fitted kitchen with a range of wall and base units, with contrasting work surface, incorporating a one and a half stainless steel sink unit. Electric oven/grill, four ring gas hob and stainless steel extractor fan. Integrated fridge freezer, dishwasher and washing machine. Double radiator. Double glazed uPVC window and uPVC French doors leading to the rear garden. Downlights.

### **First Floor**

#### **First Floor Landing**

Double glazed uPVC window to the front aspect. Radiator. Stairs leading to the second floor landing.

#### **Lounge**

10'4" x 15'11"

Two double glazed uPVC window to the rear aspect. Radiator.

#### **Bedroom Three**

8'8" x 9'10"

Double glazed uPVC window to the front aspect. Radiator.

#### **Bathroom**

Modern three piece bathroom suite comprising; bath, wash hand basin and low level WC. Heated towel rail. Downlights.

### **Second Floor**

#### **Second Floor Landing**

Airing cupboard and access to the loft.

#### **Master Bedroom**

8'7" x 12'10"

(plus wardrobes)

Double glazed uPVC window to the front aspect. Radiator. Fitted full length wardrobes. Door leading to-

#### **Ensuite**

Modern three piece suite comprising; shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the front aspect.

Downlights.

#### **Bedroom Two**

8'10" x 11'5"

Double glazed uPVC window to the rear aspect. Radiator.

#### **Bedroom Four**

7'1" x 7'1"

Double glazed uPVC window to the rear aspect. Radiator.

### **Exterior**



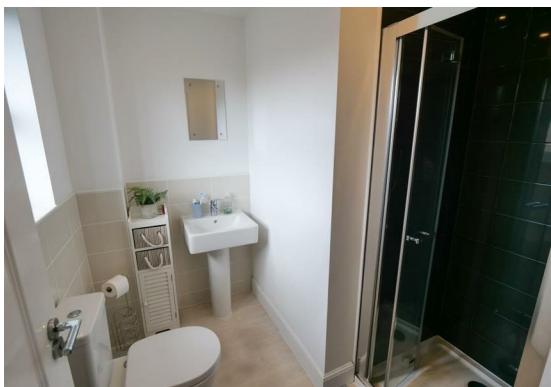
### External

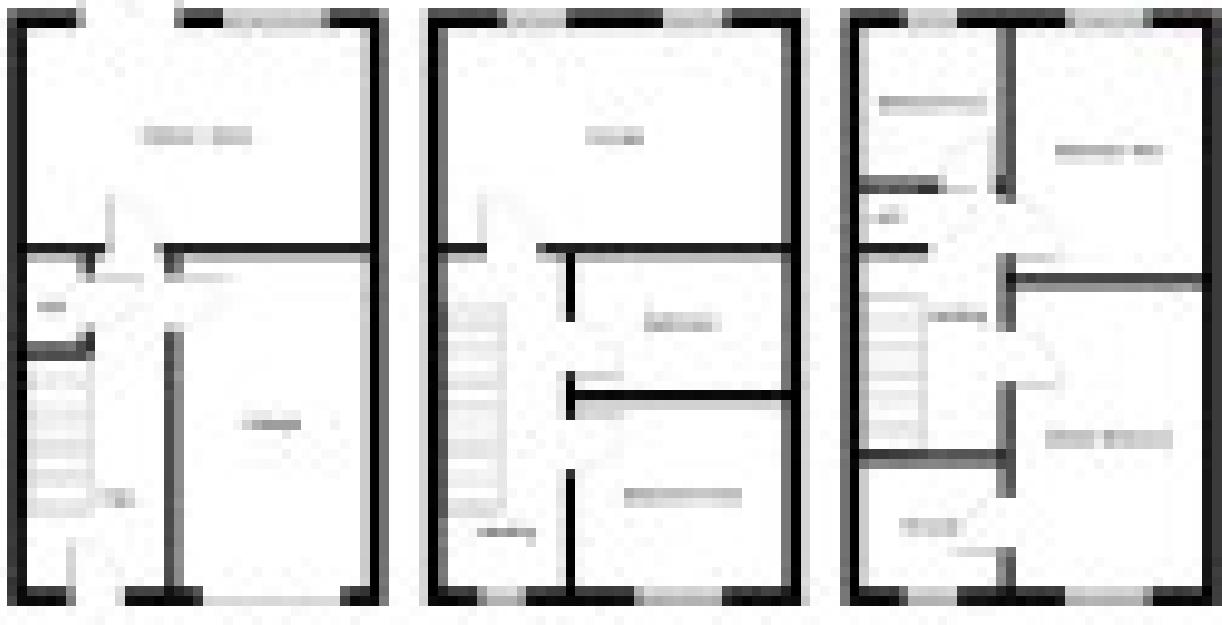
Stone decorative chippings and tarmac driveway to the side; providing off road parking. Enclosed rear garden with artificial grass, flowerbed and decking area.

### Garage

8'10" x 15'7"

Up and over door, power and light. Single door leading into the hallway.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		93
(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: B**  
**Council Tax Band: C**

#### DIRECTIONS

#### CONTACT

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