



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

**Jennings**  
estate agents

# 16 Walker Grove

## Heysham

## Morecambe

## LA3 2BX



### Asking price £240,000

Jennings Estate Agents are delighted to offer this delightful semi-detached house, perfect for families or those seeking a comfortable home. This property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The three well-proportioned bedrooms offer a peaceful retreat, ensuring everyone has their own space to unwind.

The bathroom is conveniently located, catering to the needs of the household. One of the standout features of this home is the stunning views that can be enjoyed from various vantage points, adding a touch of serenity to daily life.

This semi-detached house presents an excellent opportunity for those looking to settle in a welcoming community. With its practical layout and appealing features, it is sure to attract interest from a variety of buyers. We invite you to come and experience the potential of this lovely property for yourself.

### Hall

Double glazed uPVC door and three double glazed uPVC windows. Stairs leading to the first floor landing. Double radiator. Understairs storage cupboard.

### Lounge

13'3" (R) x 12'3" (Bay)

Double glazed uPVC bay window to the front aspect and a single glazed window to the side. Wall mounted gas fire. Decorative covings. Open to -

### Dining Room

11'8" x 10'8"

Double glazed uPVC window to the rear with views of the countryside. Two single glazed windows to the side. Double radiator.

### Kitchen

9'8" x 6'5"

Fitted kitchen with a range of wall and base units comprising: stainless steel sink unit and a free standing cooker. Space for a fridge and washer. Double glazed uPVC door and double glazed uPVC window to the rear.

### Rear Porch

9'8" x 4'1"

Double glazed uPVC door to the garden and a single glazed window.

### First Floor

#### First Floor Landing

Loft access. Overhead storage cupboard.

#### Master Bedroom

12'4" (R) x 12'4"

Double glazed uPVC bay window to the front and two single glazed windows to the side. Double radiator.

#### Bedroom Two

11'8" x 10'11"

Double glazed uPVC window with countryside and sea views. Radiator.

#### Bedroom Three

6'2" x 6'11"

Double glazed uPVC window to the front.

#### Bathroom

Three piece suite comprising: bath, overhead shower, wash hand basin and a low level WC. Double glazed uPVC window to the rear. Double radiator. Storage cupboard.

#### Exterior

##### Front Garden

Paved driveway. Laid lawn. Mature flowerbed.

##### Rear Garden

Paved patio with stairs leading down to laid lawn. Flowerbeds with plants and shrubbery. Garden shed.

#### 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,

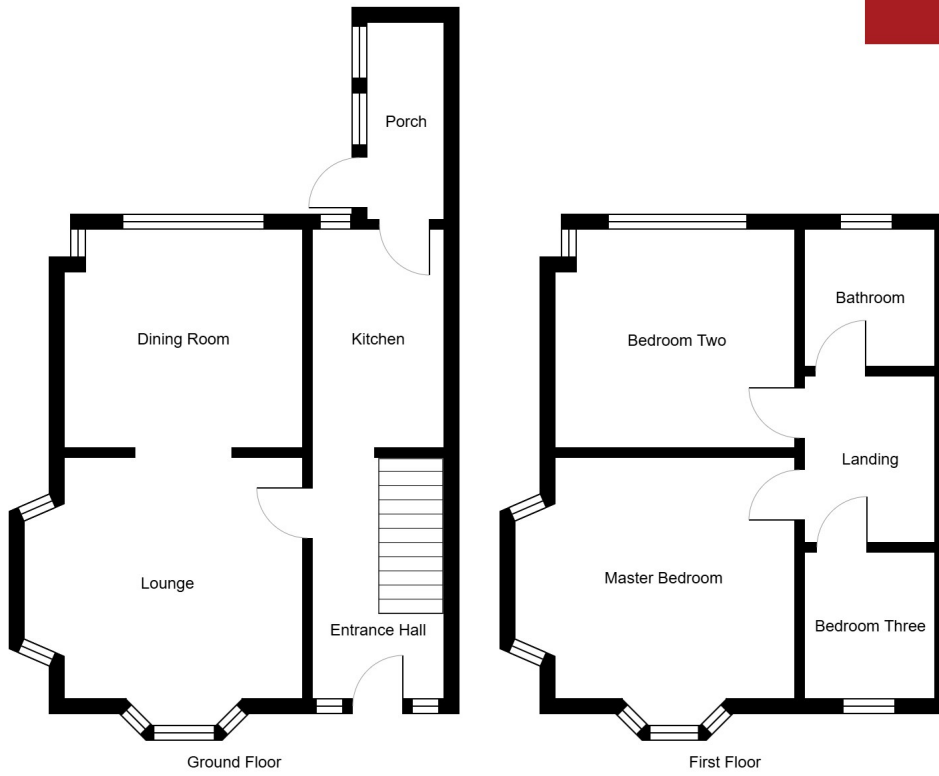


equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars. Fixtures and fittings may be available by separate negotiation.

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



Walker Grove Heysham, Morecambe, LA3 2BX



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>65</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: C**

**DIRECTIONS**

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