



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

**Jennings**  
estate agents

**7 Hillmount Avenue**  
**Heysham**  
**Morecambe**  
**LA3 2DQ**



**Asking price £375,000**

Jennings Estate Agent are delighted to offer to the market, this magnificent unique, semi-detached family home. The property has been sympathetically transformed to provide a wide range of accommodation of high quality and charm. This wonderful family home boasts versatile living accommodation, with two reception rooms, and four bedrooms. The property boasts a generous landscaped rear garden, plentiful parking and set within this exclusive and sought-after location of Heysham.

The property features; entrance hall and lounge with a gas fire and feature ceiling display lighting. Double sliding doors lead to the sitting room, featuring a log burner and is open plan to the kitchen diner. Modern fitted kitchen with integrated appliances. Double glazed uPVC French doors leading to the rear garden. Fourth bedroom or home office to the front aspect and cloakroom/WC. To the first floor are three bedrooms with open fitted wardrobes. The master bedroom has a walk-in wardrobe. Large family bathroom and separate shower room. Externally the property provides ample off road parking, which leads to the single garage. Landscaped rear garden with a large paved patio, feature pond, artificial grass and flower bed.

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 and uPVC double glazed window to the side aspect. Stairs leading to the first floor landing. Double radiator. Storage cupboard. Down lighting.

### **Lounge**

12'6" x 11'9"

(into recess)

Double glazed uPVC window to the front aspect. Gas fire with feature stone surround and marble hearth. Herringbone laminate. Decorative coving with remote control lighting. Fitted display shelving with remote control lights. Double radiator. Double sliding doors leading to-

### **Sitting Room**

9'7" x 12'7"

(into recess)

Log burner with wooden mantel. Fitted storage cupboards. Herringbone laminate and down lighting. Open plan to-

### **Kitchen Diner**

9'12" x 18'1"

Modern fitted kitchen with a range of wall and base units, and a contrasting work surface incorporating a one and a half stainless steel sink unit. Neff electric oven, Neff induction four ring hob and extractor fan. Integrated fridge freezer, washing machine and dishwasher. Double glazed uPVC window and uPVC French doors leading to the rear garden. Radiator. Herringbone laminate and down lights.

### **Bedroom Four / Study**

9'7" x 6'10"

Double glazed uPVC window to the front aspect. Radiator.

### **Cloakroom / WC**

Two piece suite comprising; wash hand basin and low level WC. Heated towel rail. Tiled flooring and down lights.

### **First Floor**

#### **First Floor Landing**

Stained glass window to the side aspect. Access to the loft space.

#### **Master Bedroom**

10'4" x 13'1"

Double glazed uPVC window to the front aspect. Walk-in wardrobe with hanging rails and down lights. Open wardrobe and fitted dressing table. Radiator.

#### **Bedroom Two**

10'5" x 9'8"

Double glazed uPVC window to the rear aspect. Open plan wardrobe. Fitted headboard with display lighting and fitted shelves. Radiator.

#### **Bedroom Three**

8'7" x 7'

Double glazed uPVC window to the front aspect. Radiator. Open wardrobe. Radiator.

#### **Family Bathroom**

Modern three piece suite comprising; bath, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail. Tiled flooring and down lights.



### **Shower Room**

Double shower cubicle and heated towel rail. Tiled floor and down lights.

### **Exterior**

#### **External**

Ample parking to the front and flower bed. Enclosed landscaped rear garden with a paved patio, artificial grass, water feature and flower beds.

#### **Garage**

17'2" x 8'2"

Electric Sectional garage door, power and light. Plumbed for a washing machine and space for a dryer. Fitted stainless steel wash hand basin. Single door leading to the rear garden. Large loft space for storage.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</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**

**CONTACT**

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