



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

Jennings
estate agents

7 Ferncliffe Drive
Heysham
Morecambe
LA3 1NZ



Asking price £175,000

Jennings Estate Agents are pleased to offer, this three bedroom semi-detached family home. Located on a quiet cul-de-sac, and is close to the sea front. The property does require updating throughout. The new buyers will need to fit a new kitchen, bathroom suite and decorate throughout. Please note we are only selling to Cash Buyers.

The property features; entrance porch, hallway, two large reception rooms and a kitchen area. To the first floor are three bedrooms and bathroom space. Front and rear garden with a driveway to the side, leading to the garage.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Entrance Porch

Double glazed uPVC windows and uPVC French door. Door leading to-

Entrance Hall

Stairs leading to the first floor landing, Double radiator. Coving to the ceiling. Under stair storage cupboard, with a uPVC double glazed window.

Lounge

10'4" x 11'4"

Double glazed uPVC bay window to the front aspect. Double radiator. Coving to the ceiling. Open to-

Dining Room

16'11" x 11'5"

(into recess)

Double glazed uPVC window to the rear aspect. Coving to the ceiling.

Kitchen Area

5'4" x 13'4"

Double glazed uPVC window to the side aspect. Radiator. Double glazed door leading to the rear garden.

First Floor

First Floor Landing

Double glazed uPVC window to the side aspect. Access to the loft space.

Master Bedroom

10'2" x 15'5"

Double glazed uPVC window to the rear aspect. Radiator. Coving to the ceiling.

Bedroom Two

12'2" x 10'4"

(into recess)

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

Bedroom Three

8'5" x 6'12"

Double glazed uPVC window to the front aspect.

Bathroom

Double glazed uPVC window to the side and rear aspect.

Exterior

External

Laid lawn front garden and driveway to the side, leading to the garage. Enclosed rear garden with a laid lawn and concrete patio.

Garage

15'11" x 8'8"

Up and over door and single door to the side aspect.



| 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: G

Council Tax Band: B

DIRECTIONS

CONTACT

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