



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

Jennings
estate agents

10 Eldon Grove
Heysham
Morecambe
LA3 2JW



Asking price £340,000

Jennings Estate Agents are delighted to bring to the market, this wonderful, extended family home. Located within a quiet cul-de-sac, and close to the parade of shops, bus route and the sea front. The property has been extended to the side, providing ample space for a growing family.

The property features: entrance porch leading to the hallway, with original stain glass windows. The lounge is located to the front, and has a large bay window and modern electric fire. Open plan to the large dining room, with views overlooking the rear garden. Modern fitted kitchen, with integrated appliances. Open plan to the dining/sitting area, with two uPVC French doors, leading to the rear garden. To the first floor are four good sized bedrooms and family bathroom. The master bedroom has fitted wardrobes, dressing room and an ensuite shower room.

Externally the property has paved driveway to the front, providing ample off road parking and a garage. Enclosed rear garden with two paved patios, laid lawn and flower beds.

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

Entrance Porch

Two uPVC double glazed windows and uPVC entrance doorway. Door leading to-

Hallway

Stain glass windows to either side of the entrance doorway. Stairs leading to the first floor landing. Storage cupboard. Radiator. Coving to the ceiling.

Dining Room

10'10" x 12'6"

Double glazed uPVC window to the rear aspect. Wall mounted electric fire. Double radiator. Coving to the ceiling. Open plan to-

Lounge

11'7" x 12'11"

(into bay)

Double glazed uPVC bay window to the front aspect. Feature glass framed electric fire, with surround. Radiator. Coving to the ceiling.

Kitchen

13'10" x 6'11"

Modern fitted kitchen with a range of wall and base units, with contrasting work surface incorporating a one and a half sink unit, and a breakfast bar. Freestanding oven, with a five ring gas hob and stainless steel extractor. Integrated fridge and dishwasher. Double glazed uPVC window to the rear aspect. Open plan to-

Dining / Seating Area

14'4" x 8'12"

Radiator and separate electric radiator. Two uPVC French doors leading to the rear garden. Electric fire. Door leading to the garage.

First Floor

First Floor Landing

Access to the loft space with a pull down ladder.

Master Bedroom

13'1" x 14'4"

Double glazed uPVC window to the front aspect. Fitted wardrobes with overhead storage and matching drawers. Electric heater and radiator. Open archway leading to the dressing room, with a uPVC double glazed window. Door leading to-

Ensuite

Modern three piece suite comprising; extra large shower cubicle, wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Electric heater and tiled walls.

Bedroom Two

12'6" x 11'

(into recess)

Double glazed uPVC window to the front aspect. Radiator.

Bedroom Three

11'3" x 10'11"

Double glazed uPVC window to the rear aspect. Radiator.

Bedroom Four

9'5" x 7'4"

Double glazed uPVC window to the front aspect. Double radiator.



Family Bathroom

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

Second Floor

Loft Space

12' x 13'1"

Velux window, power and light.

Exterior

External

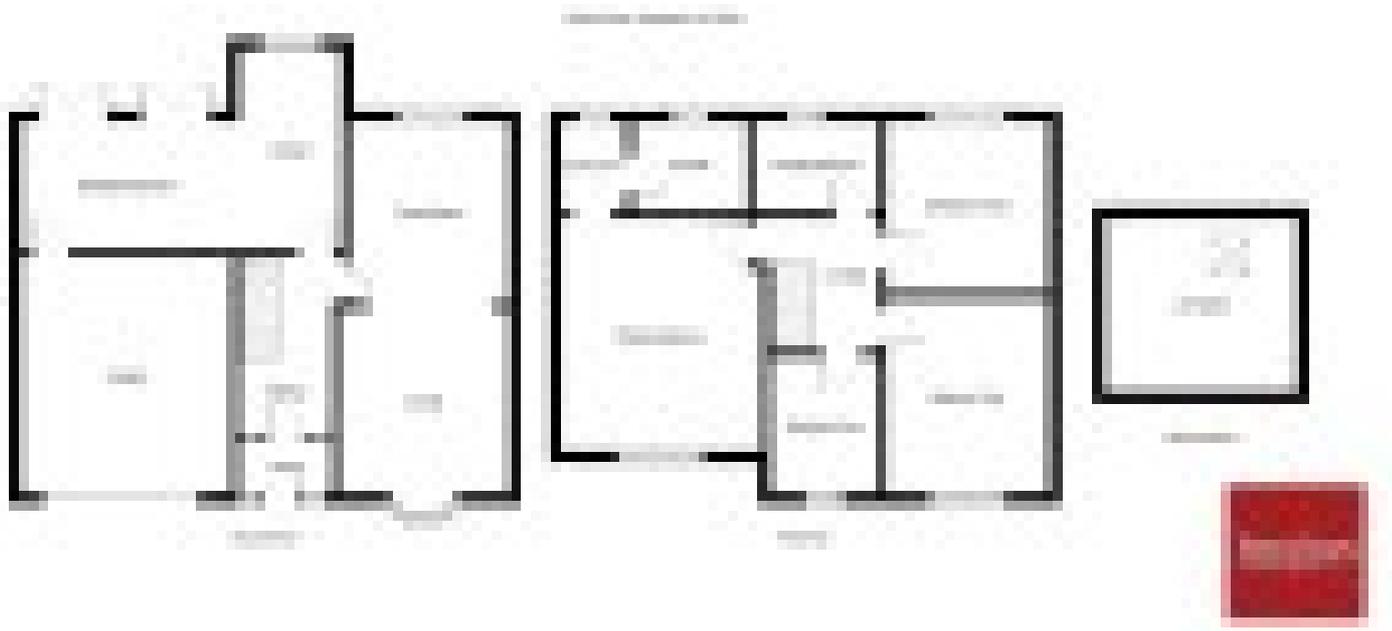
Block paved driveway to the front, providing ample off road parking. Laid lawn garden with plants and shrubs. Enclosed rear garden with two paved patios, laid lawn, two water features and flower beds.

Garage

16'6" x 13'2"

Up and over door, power and light. Door leading into the dining/sitting room.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	64		
(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: D
Council Tax Band: C

DIRECTIONS

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