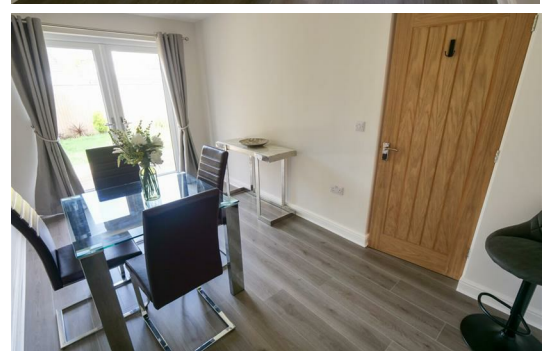
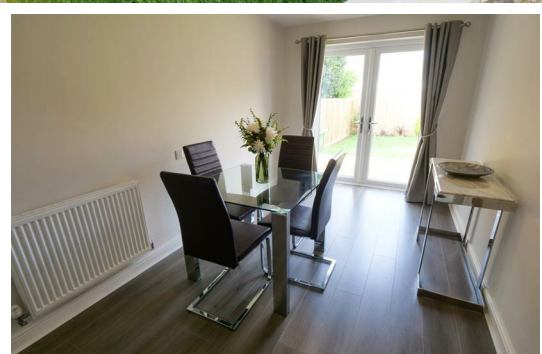




**3 Bed
Bungalow - Dormer Semi Detached
located in Hest Bank**

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estate agents

45 Sea View Drive
Hest Bank
Lancaster
LA2 6BY



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Asking price £350,000

Nestled in the charming area of Hest Bank, Lancaster, this delightful semi-detached dormer bungalow on Sea View Drive offers a perfect blend of comfort and convenience. Spanning an impressive 1,044 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the bungalow is thoughtfully designed, ensuring that each room flows seamlessly into the next, enhancing the sense of space and light throughout.

The property boasts a well-appointed bathroom, catering to all your daily needs, while the kitchen area offers ample opportunity for culinary creativity. The surrounding area is peaceful, providing a tranquil retreat from the hustle and bustle of everyday life.

For those with vehicles, the bungalow includes parking for two cars, adding to the convenience of this lovely home. The location is particularly appealing, with easy access to local amenities and the stunning coastal views that Hest Bank is known for.

This bungalow presents a wonderful opportunity for anyone looking to settle in a serene environment while still being close to the vibrant city of Lancaster. Whether you are a first-time buyer, a growing family, or looking to downsize, this property is sure to meet your needs and exceed your expectations.

Hall

Double glazed uPVC window to the side. Stairs leading to the first floor landing. Radiator.

Lounge

12'3" (Recess) x 15'4"

Wall mounted gas fire. Two double radiators. Open to -

Kitchen

11'7" x 12'2"

Modern fitted kitchen with a range of wall and base units incorporating: one and a half stainless steel sink unit, electric oven, four gas hob, microwave, extractor fan and a breakfast bar. Integrated fridge freezer, dishwasher and washing machine. Double glazed uPVC sliding doors. Downlights.

Bedroom Three / Dining Room

8'6" x 14'12"

Double glazed uPVC French doors leading to the rear garden. Radiator.

Shower Room

Modern three piece suite comprising: shower cubicle, wash hand basin and a low level WC. Heated towel rail. Double glazed uPVC window to the rear. Downlights.

First Floor

First Floor Landing

Double glazed uPVC window to the side. Storage cupboard. Loft access. Downlights.

Master Bedroom

12'1" x 12'4" (Recess)

Double glazed uPVC window to the front. Radiator.

Bedroom Two

12' (Max) x 8'1"

Double glazed uPVC window to the rear. Radiator.

Shower Room

Three piece suite comprising: shower cubicle, wash hand basin and a low level WC. Tiled walls. Double glazed uPVC window to the rear.

Exterior

Front Garden

Concrete driveway with decorative stone gravel and a laid lawn.

Rear Garden

Decking area with a laid lawn and flowerbed.

Garage

17'3" x 9'

Up and over door. Power and light. Two double glazed uPVC windows to the side and a single door.

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.



Sea View Drive Hest Bank, Lancaster, LA2 6BY



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D
Council Tax Band: C

DIRECTIONS

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