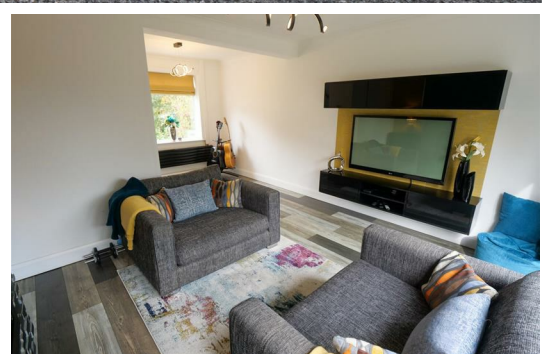




**3 Bed
House - Semi-Detached
located in Heysham**

Jennings
estate agents

66 Lister Grove

Heysham

Morecambe

LA3 2DG



3



1



2



D

Asking price £285,000

Welcome to this splendid house located on Lister Grove in the picturesque area of Heysham. This property boasts a generous living space of 1,184 square feet, providing ample room for both relaxation and entertainment.

The home features two well-proportioned reception rooms, perfect for hosting gatherings or enjoying quiet evenings with family. The three bedrooms offer comfortable retreats, ideal for rest and rejuvenation. The bathroom is conveniently located, ensuring ease of access for all residents and guests.

One of the standout features of this property is its potential for personalisation. With a little imagination, you can transform the spaces to reflect your unique style and preferences. The layout is practical, making it easy to flow from room to room, while the natural light that floods through the windows creates a warm and welcoming atmosphere.

The location itself is a significant advantage. Heysham is known for its scenic coastal views and friendly community, making it an excellent choice for families and individuals alike. You will find local amenities within easy reach, including shops, schools, and parks, ensuring that all your daily needs are met.

This house on Lister Grove presents a wonderful opportunity for those seeking a comfortable and spacious home in a desirable area. Whether you are looking to settle down or invest, this property is worth considering. Don't miss the chance to make it your own.

Hall

Double glazed uPVC entrance door. Stairs leading to the first floor landing. Double radiator. Open plan to lounge and dining area.

Lounge

18'7" x 13'4"

Double glazed uPVC window to the front and double glazed uPVC French doors leading to the rear garden. Wall recessed gas fire. Double radiator. Decorative coving to the ceiling.

Dining Room

12'2" x 11'11"

Double glazed uPVC French doors with double glazed uPVC window to either side. Wood burner with a stone hearth and wooden mantle. Decorative coving to the ceiling. Open to -

Kitchen

7'5" x 9'9"

Modern fitted kitchen with a range of wall and base units comprising: stainless steel sink unit, electric oven, four gas hob, extractor fan and an integrated fridge. Double glazed uPVC window to the front. Downlights.

Utility Room

6'8" x 5'7"

Double glazed uPVC window to the side and rear. Fitted base units and worktop with space for a fridge freezer and dishwasher. Cupboard with space for a washer and dryer.

Cloakroom / WC

Two piece suite with a wash hand basin and a low level WC. Double glazed uPVC window to the front.

First Floor

First Floor Landing

Loft access. Double glazed uPVC window to the front.

Master Bedroom

11'9" x 9'5" + Wardrobes

Double glazed uPVC French doors leading to Juliet balcony. Fitted wardrobes. Radiator. Decorative coving to the ceiling.

Bedroom Two

9'11" + Wardrobes x 11'5" (Bay)

Double glazed uPVC bay window to the rear. Fitted wardrobes. Double radiator. Fitted storage cupboard.

Bedroom Three

7'1" x 8'8" + Wardrobes

Double glazed uPVC window to the front. Radiator. Fitted wardrobes.

Bathroom

Modern four piece suite comprising: double shower cubicle, two wash hand basins and a low level WC. Three double glazed uPVC windows to the side. Tiled flooring. Downlights.

Exterior

Front Garden

Tarmac driveway leading to the garage. Flowerbed. Raised lawn and stone chippings.



Rear Garden

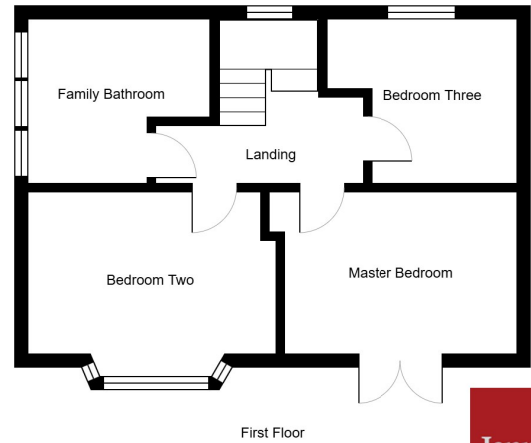
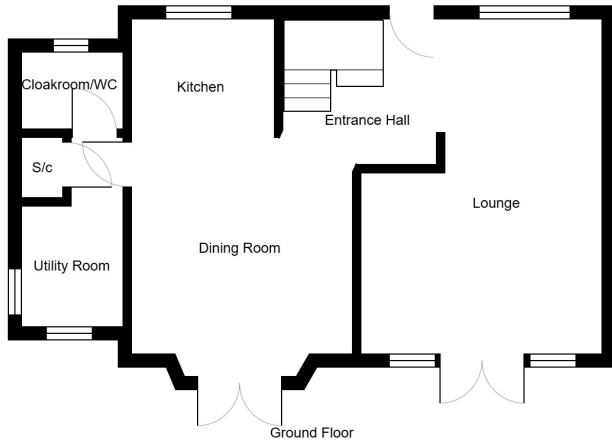
Large decking area. Laid lawn. Established shrubbery and plants. Raised patio area.

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.



Lister Grove Heysham, LA3 2DG



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(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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