



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

**Jennings**  
estate agents

# 30 Twemlow Parade

Heysham

Morecambe

LA3 1PD



Asking price £350,000

Welcome to this delightful semi-detached house located on Twemlow Parade in the vibrant area of Heysham. This property offers a perfect blend of comfort and practicality, making it an ideal choice for families or those seeking a spacious home.

The house features three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you prefer a cosy living room or a formal dining space. The three bedrooms are generously sized, ensuring that everyone has their own personal retreat. Stairs lead to the loft space with two Velux windows.

The bathroom is conveniently located, designed to meet the needs of modern living. With its functional layout, it offers both comfort and convenience for daily routines.

The semi-detached nature of the property allows for a sense of privacy while still being part of a friendly community. The surrounding area boasts a variety of local amenities, including shops, schools, and parks, making it a practical choice for everyday living.

This property presents an excellent opportunity for those looking to settle in a welcoming neighbourhood with easy access to the beautiful Morecambe Bay and its stunning coastal views. With its spacious layout and prime location, this house is ready to become your new home.

## Entrance Porch

Double glazed uPVC window and door. Open to -

## Hall

Stairs leading to the first floor landing. Radiator and decorative coving to the ceiling.

## Lounge

13'9" (Recess) x 16'7" (Bay)

Double glazed uPVC Bay window to the front aspect. Gas fire with a surround and marble hearth. Radiator and decorative coving to the ceiling.

## Sitting Room

12'6" x 14'9"

Double glazed sliding doors leading to the rear garden. Electric fire and a radiator. Decorative coving to the ceiling.

## Dining Room

10'1" x 8'7"

Double glazed uPVC window to the side aspect. Radiator.

## Kitchen

9'11" x 9'9"

Modern fitted kitchen with a range of wall and base units incorporating: one and a half stainless steel sink unit, electric oven, four electric hob and a stainless steel extractor fan. Double radiator, downlights and tiled flooring. Double glazed door leading to the driveway.

## WC

Two piece suite comprising: wash hand basin and a low level WC. Double glazed uPVC window to the side. Tiled flooring.

## First Floor

### First Floor Landing

Single glazed stained glass window to the side. Stairs leading to the loft space.

### Master Bedroom

12'12" x 16'7" (Bay)

Double glazed uPVC Bay window to the front with sea views. Double radiator and decorative coving to the ceiling.

### Bedroom Two

12'9" (Recess) x 11'11" (Recess)

Double glazed uPVC window to the rear with distant views. Radiator.

### Bedroom Three

7'10" x 9'4" (Recess)

Double glazed uPVC window to the front aspect. Radiator.

## Bathroom

Four piece suite comprising: jacuzzi bath, shower cubicle, wash hand basin and a low level WC. Double glazed uPVC window to the side and rear. Heated towel rail. Airing cupboard housing the boiler.

## Second Floor

### Loft Space

16'4" x 17'5"

Two Velux windows and a double radiator.

## Exterior



### **Front Garden**

Laid lawn and flowerbeds. Paved driveway providing ample parking.

### **Rear Garden**

Paved patio with steps leading down to the garden. Flowerbeds, shrubbery and a dog pen.

### **Garage**

10'1" x 23'12"

Up and over door. Single glazed window to the side and rear. Sink unit, power and light. Single uPVC door leading to the rear garden.

### **Additional Information**

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Twemlow Parade, Heysham, LA3 1PD



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**EPC Rating: D**  
**Council Tax Band: D**

**DIRECTIONS**

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