



**4 Bed  
House - Detached  
located in Heysham**

**Jennings**  
estate agents

**6 Tern Grove**  
**Heysham**  
**Morecambe**  
**LA3 2WH**



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**Asking price £350,000**

Nestled in the charming area of Tern Grove, Heysham, Morecambe, this delightful detached house offers a perfect blend of comfort and space for family living. With a generous size of 1,356 square feet, the property boasts four well-proportioned bedrooms, providing ample room for relaxation and privacy.

The heart of the home is the inviting reception room, which serves as an ideal space for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed to ensure a seamless flow throughout the living areas. Additionally, the property features two modern bathrooms, catering to the needs of a busy household while ensuring convenience and comfort.

Surrounded by the natural beauty of Morecambe, this residence is not only a home but also a gateway to a vibrant community. The local area offers a variety of amenities, including shops, schools, and recreational facilities, making it an excellent choice for families and individuals alike.

This property presents a wonderful opportunity for those seeking a spacious and well-appointed home in a desirable location. With its appealing features and proximity to local attractions, Tern Grove is sure to impress. Do not miss the chance to make this lovely house your new home.

**Porch**

Double glazed uPVC entrance door and double glazed window to the front. Door to -

**Hall**

Stairs leading to the first floor landing. Double radiator and a storage cupboard.

**Lounge**

14'4" (R) x 13' (Bay)

Double glazed uPVC Bay window to the front aspect. Wall mounted electric fire and two double radiators. Decorative coving to the ceiling.

**Kitchen Diner**

9'7" x 23'6"

Modern fitted kitchen with a range of wall and base units incorporating: one and a half sink unit, electric oven, grill, five ring gas hob and an extractor fan. Integrated dishwasher. Double glazed uPVC window and patio doors leading to the conservatory. Double radiator and a radiator. Open archway to -

**Utility Room**

6'8" x 5'8"

Fitted storage cupboard and space for a washing machine. Door leading to the side.

**Conservatory**

11'4" x 12'2"

Double glazed uPVC window and double glazed uPVC French doors leading to the rear garden. Electric heater.

**WC**

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

**First Floor**

**First Floor Landing**

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

**Master Bedroom**

11'8" x 14'5" (Max)

Double glazed uPVC window to the front. Fitted wardrobes with sliding doors. Double radiator. Door to -

**Ensuite**

Wet room comprising: shower, wash hand basin and a low level WC. Double glazed uPVC window to the side. Heated towel rail and downlights.

**Bedroom Three**

7'6" x 9'6"

Double glazed uPVC window to the rear. Double radiator.

**Bedroom Two**

9' x 9'10"

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

**Bedroom Four**

8'11" x 6'6"

Double glazed uPVC window to the front. Double radiator.



### **Bathroom**

Modern three piece suite comprising: bath, overhead shower, wash hand basin and a low level WC. Double glazed uPVC window to the front. Heated towel rail and tiled walls.

### **Exterior**

#### **Front Garden**

Paved driveway for ample parking. Stone chippings and flowerbeds with a paved pathway leading to the entrance door.

#### **Garage**

16'10" x 8'4"

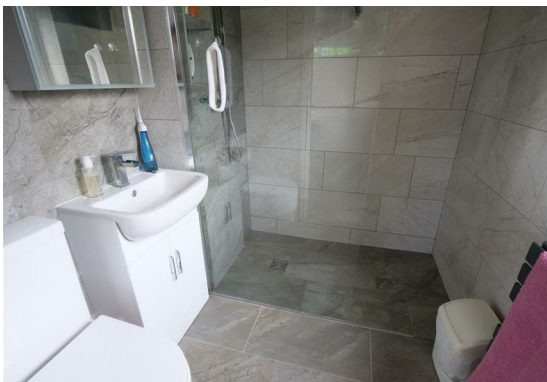
Up and over door with power and light.

#### **Rear Garden**

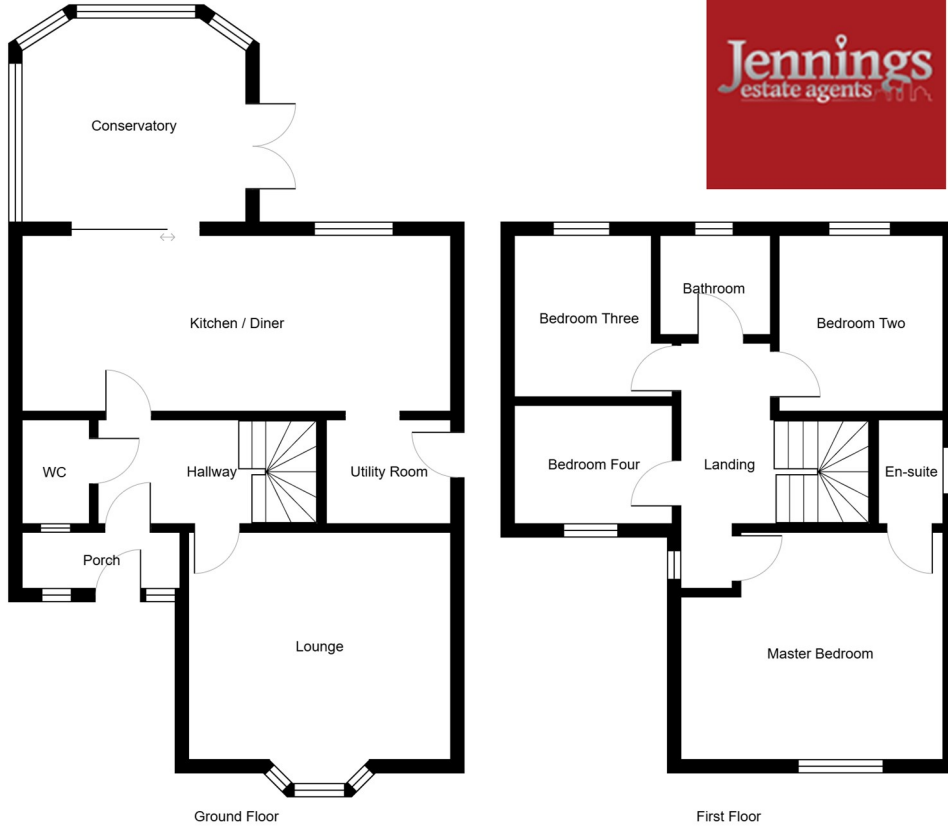
Paved patio area and decking. Laid lawn and flowerbeds with a second paved patio. External electric socket and a pathway to the side leading to a gravelled area with a garden shed.

### **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.



Tern Grove, Heysham, LA3 2WH



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

**DIRECTIONS**

**CONTACT**

50 North Road  
Lancaster  
LA1 1LT

E: [office@jeagent.com](mailto:office@jeagent.com)

T: 01524 926007

[jeagent.com](http://jeagent.com)

