

## ACCOMMODATION IN DETAIL

### BATHROOM (1.95m x 1.66m) (6'5" x 5'5")

uPVC patterned double glazed window with opener to the side elevation. Three-piece suite in white comprising bath with mixer tap and mains pressure shower wand over and glazed side shower screen, pedestal wash hand basin and low flush wc. Tiled to full height to all walls. Tiled floor. Electric shaver point. Wall mounted extractor fan. Single panel central heating radiator. Ceiling light point.



### OUTSIDE THE PROPERTY

#### FRONT GARDEN

Dropped kerb off Dunlin Avenue leading onto a block paved driveway providing off-road parking. Bin storage area to the side of the property.

#### REAR GARDEN

Initially laid to a block paved patio area with steps up to a stone paved patio area. Enclosed by timber fencing and brick built walls.



### TENURE

Leasehold.

### SERVICES

Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band A. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

### MORTGAGE ADVICE

We highly recommend HLT Mortgage and Protection Services for Independent Mortgage Advice. To arrange an appointment, please call 01524 423000.

### AGENTS NOTES

Whilst we endeavour to make our sales details accurate and reliable they are only a general guide and should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. Accordingly, if there is any point which is of particular importance to you, please contact the office. The seller does not know or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your solicitor or licensed conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. Jessops Estate Agents have not tested any included equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition and commission service reports before finalising their offer to purchase. Any intending purchasers should satisfy themselves as to the accuracy of all dimensions given and that heating, plumbing, electrical installations, equipment and appliances are in efficient working order and ensure services are connected and comply with the appropriate current regulations. Please note that the room measurements within this set of Sales Particulars have been taken and recorded using a laser measuring device and therefore there may be some distortion with regards the readings. We do not guarantee the accuracy of the measurements.

# Jessops

estate agents



## 14 Dunlin Avenue Heysham, LA3 2SJ

Modern three bedroom semi-detached house situated in this cul-de-sac location off Plover Drive on Windermere Park. The property is fully uPVC double glazed, gas central heated and has the added benefit of a conservatory extension to the rear. Well presented throughout, the accommodation briefly comprises: front entrance, hallway, two-piece ground floor wc, lounge with feature fireplace, open plan kitchen diner with built-in oven & hob with French doors into the conservatory with French doors onto the rear garden, first floor landing, master bedroom with walk-in wardrobe (previously the en-suite), two further bedrooms (the third bedroom presently used as a dressing room) and fully tiled bathroom/wc. Outside there is a lawned front garden, driveway providing off-road parking and there is a low maintenance split level enclosed rear garden. In summary, this is an ideal family home in a convenient location for historic Heysham village, Trumacar Primary School, Heysham Port and the by-pass road to Lancaster.

**Price Guide – Offers Around £149,950**

(Subject to Contract)

Price reduced on 09/09/2016 from £154,950

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## ACCOMMODATION IN DETAIL

### FRONT ENTRANCE

uPVC front door with inset patterned leaded double glazed panel leading into:

### HALLWAY

Single panel central heating radiator. Ceiling light point. Two power points. Staircase to the first floor.

### GROUND FLOOR WC (1.50m x 0.88m) (4'11" x 2'11")

uPVC patterned double glazed window with opener to the front elevation. Two-piece suite in white comprising wall mounted wash hand basin with tiled splashback and low flush wc. Single panel central heating radiator. Wall mounted RCD protected consumer unit. Ceiling light point.

### LOUNGE (4.85m maximum x 3.62m maximum) (15'11" x 11'11")

uPVC double glazed window with opener to the front elevation. Feature fireplace with inset coal-effect living flame gas fire sat on a marble hearth with marble back and wooden surround. Double panel central heating radiator. Telephone point. Television aerial point and Sky TV point. Coving. Ceiling light point. Six power points. Access into the kitchen diner.



### KITCHEN DINER (4.63m x 2.80m) (15'2" x 9'2")

uPVC double glazed window with opener to the rear elevation. Range of base drawer and wall

units. Complementary working surfaces to three walls with inset one and a half bowl stainless steel sink with mixer tap and drainer. Integrated Belling electric oven and grill with four ring Whirlpool gas hob and pull out extractor hood over. Double panel central heating radiator. Tiled floor. Understairs storage cupboard with power. Ceiling light point. Seven power points. uPVC double glazed French doors leading into the conservatory.



### CONSERVATORY

uPVC double glazed windows to three sides with openers, fitted venetian blinds. uPVC double glazed French doors leading out onto the rear garden. Tiled floor. Pitched polycarbonate roof with ceiling light point. Four power points.

## ACCOMMODATION IN DETAIL

### FIRST FLOOR

### LANDING

Floor to ceiling storage cupboard housing the hot water cylinder with airing shelving. Ceiling light point. One power point. Loft hatch access.

### BEDROOM ONE (3.47m maximum x 3.43m) (11'5" x 11'3")

uPVC double glazed window with opener to the front elevation. Single panel central heating radiator. Over stairs storage cupboard. Ceiling light point. Six power points. Access into:



### WALK-IN WARDROBE (Previously en-suite)

uPVC patterned double glazed window with opener to the front elevation. Ceiling extractor fan. Ceiling light point.

### BEDROOM TWO (2.98m x 2.63m) (9'9" x 8'8")

uPVC double glazed window with opener to the rear elevation. Single panel central heating radiator. Ceiling light point. Four power points.



### BEDROOM THREE (2.98m x 1.92m) (9'9" x 6'4")

Currently used as a dressing room. uPVC double glazed window with opener to the rear elevation. Single panel central heating radiator. Ceiling light point. Four power points.

