



**4 Bed
House - Detached
Family Home**

Asking price £310,000



Jennings
estate agents

Viking Way
Heysham
LA3 2TH



Hall

Double glazed uPVC window to the front and a double glazed uPVC entrance door. Radiator and stairs leading to the first floor landing.

WC

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

Lounge

10'9" (Recess) x 17'6"

Double glazed uPVC window to the front aspect. Gas fire with a marble surround and hearth. Radiator. Double glazed sliding patio doors leading to-.

Conservatory

8'11" x 8'9"

Double glazed uPVC windows and double glazed uPVC French doors leading to the rear garden. Double radiator.

Kitchen

8'8" x 9'3"

Modern fitted kitchen with a range of wall and base units incorporating; one and a half stainless steel sink unit, including a hot water and filtered tap, electric oven, four ring induction hob and a stainless steel extractor fan. Integrated dishwasher and space for an American style fridge freezer. Double glazed uPVC window to the rear overlooking the rear garden.

Utility Room

6'4" x 5'9"

Space for a washing machine and dryer. Fitted storage cupboards and work surface. Radiator. Double glazed uPVC door leading to the rear garden.

Sitting Room / Bedroom Four

8'8" x 10'3"

Double glazed uPVC window to the front. Radiator.

First Floor

First Floor Landing

Double glazed uPVC window to the rear aspect. Radiator and an overhead storage cupboard.

Master Bedroom

10'6" x 11'11"

Double glazed uPVC window to the rear. Fitted wardrobes and radiator. Door to -

En-suite

Three piece suite comprising; double shower cubicle, wash hand basin and a low level WC. Double glazed uPVC window to the front. Heated towel rail.

Bedroom Two

8'9" x 11'3"

Double glazed uPVC window to the front aspect. Radiator.

Bedroom Three

8'10" x 8'2"

Double glazed uPVC window to the rear aspect. Radiator.

Family Bathroom

Three piece suite comprising: roll top bath, wash hand basin and a low level WC. Double glazed uPVC window to the front. Heated towel rail.

Exterior

Front Garden

Tarmac front garden and driveway, to the side, providing ample space for parking.

Rear Garden

Private rear garden with a paved patio, laid lawn and flowerbeds.

Garage

8'11" x 17'7"

Up and over door, power and light. Single door to the side.

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.

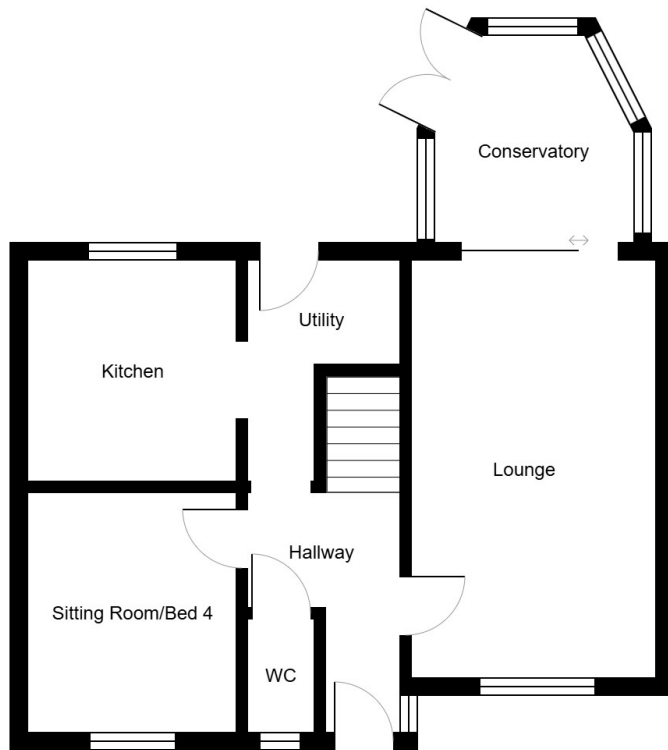




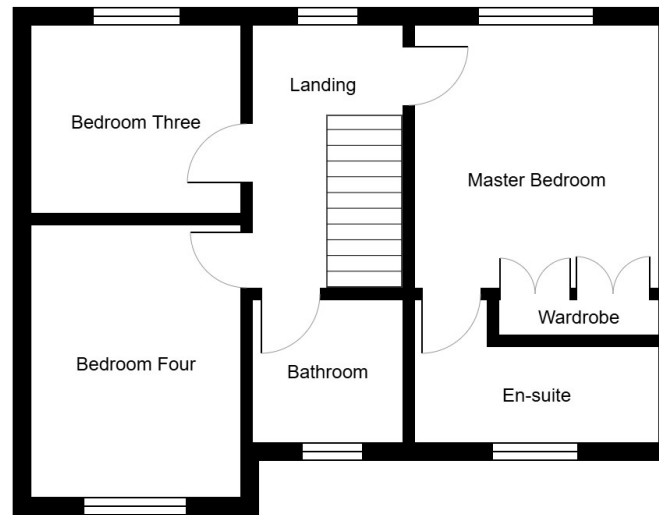
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Ground Floor



First Floor

CONTACT

50 North Road
Lancaster
LA1 1LT

E: office@jeagent.com
T: 01524 926007
jeagent.com

EPC Rating: B
Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

