



16 Westmoor Grove
Heysham | Morecambe | LA3 2TA

**MATTHEWS
BENJAMIN**

16 WESTMOOR GROVE

HEYSHAM

An interesting 2 bedroom extended semi detached chalet style bungalow conveniently located in the popular residential village of Heysham and offering immediate vacant possession.

The bungalow is in need of updating/modernisation and is situated close to the Premier corner shop and Trumacar Primary School.

Accommodation

Accommodation benefits from Gas Central Heating, uPVC double glazing having off road parking to the front elevation and a private and enclosed rear garden. A further feature is a large workshop/store.

The ground floor accommodation comprises of an entrance hall, a fully tiled three piece bathroom with shower mixer taps, lounge with cast iron multi-fuel stove to the front elevation, an extended kitchen / diner and a downstairs double bedroom.

To the first floor is a double bedroom with adjoining spacious dressing room and store room.

Versatile accommodation which will appeal to all age groups.





Location

Pleasantly situated and within easy travelling distance of Heysham Road / Strawberry gardens shopping amenities along with the Bay Gate Way by pass road , Heysham Golf Club and Heysham Medical Centre, Heysham Power Stations, Heysham Port and Morecambe / Half Moon Bay Beach are all within ¼ mile and the seaside town of Morecambe is approximately 2/3 miles.

Directions

Travelling from the M6 Motorway exit at junction 34 and join the A683 (Bay Gateway) following directions to Heysham. Continue directly through traffic and straight over four roundabouts.

Once you have passed Trumacar Primary School on the right hand side turn left by the Premier Shop on to Westmoor Grove to find number 16 on the left hand side.

Services

Gas Electric Water, Main Drains.

Council Tax Band

B

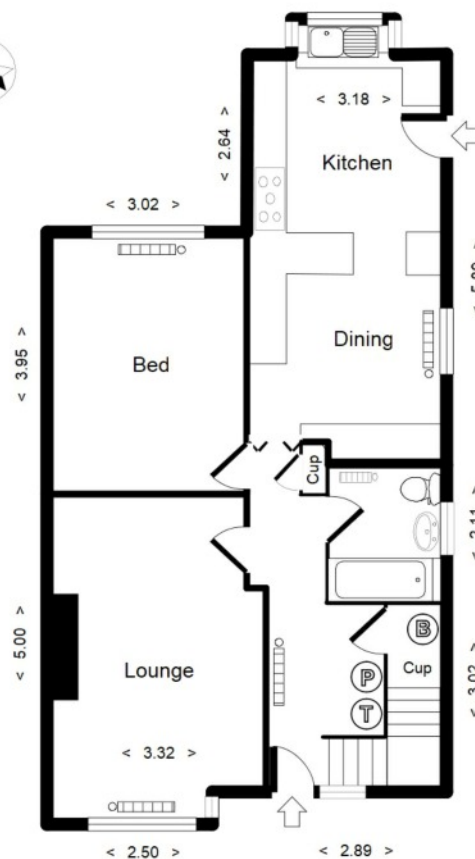
Tenure

Freehold

Price

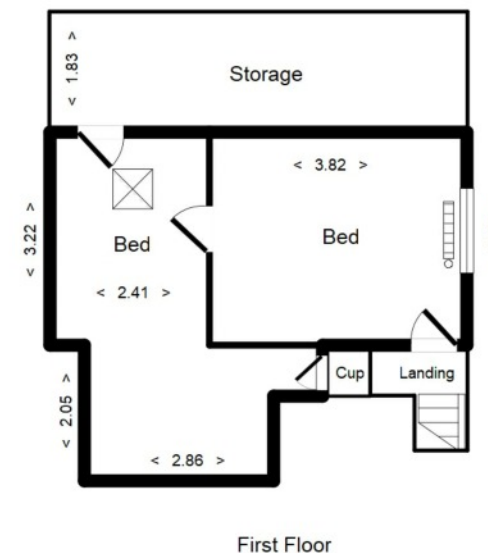
£175,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



16 Westmoor Grove, Heysham, LA3 2TA

Total Area = 94.50 Sq. Metres



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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