



3 Moreton Green

Heysham | Morecambe | LA3 2FD

MATTHEWS
BENJAMIN



3 MORETON GREEN HEYSHAM

A great modern semi-detached house that's perfect for one, two or a small family. Location is everything and Moreton Green is a quiet and tucked away cul-de-sac, situated at the head of the road, No.3 benefits from an elevated and west facing position which affords a pleasant outlook of the surrounding neighbourhood.

Built in around 1992, No.3 was purchased by the present owner in 2001 and extended in 2010 with the addition of a great dining room on the rear elevation, which as it is open plan with the kitchen has transformed the living space by providing a sociable dining kitchen, great for family living and lovely for having friends over. The accommodation is well presented, has PVC double glazed windows and has replacement kitchen and bathroom fittings, along with upgrades to the roof; the main house and porch were re-felted and re-covered, the fascia boards were replaced and new gutters installed, it is ready for new owners to move straight in and start enjoying.

A useful porch has room for coats and boots and opens into the sitting room where a gas flame effect fire set into a painted mantelpiece with marble inset provides a traditional focal point. Useful store cupboard. Through to the kitchen and there are contemporary cream high gloss fronted base and wall cabinets (the kitchen was refitted in 2021) with stylish grey metro splash back tiling, atmospheric under unit lighting and laminate worktops. The kitchen incorporates an Indesit induction hob with a Hotpoint extractor fan over, an Indesit double oven with grill, a Hoover fridge and Candy washing machine. The kitchen opens to the dining room extension which enjoys a lovely view out to the back garden. The ceiling is raised to the roof line and there's a door out to the garden. Both kitchen and dining room have hardwearing tiled floors. The staircase is partially open plan to the kitchen and leads to the first floor landing.

There are two bedrooms, a double room is on the front elevation, faces west and enjoys a pleasant, elevated outlook. A second single bedroom is on the rear elevation, faces east and has a view towards the fells of the Forest of Bowland beyond neighbouring roof tops. There's access from here to a cupboard over the stairs which houses the boiler. The bathroom was refitted in 2019 and provides a bath with shower over, floating wash basin and loo. Part tiled with a laminate floor, chrome heated towel rail and obscured glass for privacy.





Outside the front lawn is open plan with the garden of the adjoining house creating a sense of openness. A path leads to the front door. The side drive is a tremendous asset and has room for several cars parked along its length. Tucked to the side of the house is a wooden garden shed and useful storage box. A gate opens to the back garden making it enclosed and safe for small children and dogs. The garden is fenced, private and a good size with room for outdoor furniture.

LOCATION

It would be easy to live here if you didn't have a car as many facilities are within walking distance. In Heysham you'll find by way of shops, a Tesco Express, two branches of the Co-op, a traditional butcher's and a florist. For refreshments there are two long established pubs, two micro pubs, an Indian restaurant and a number of take away establishments. Useful local amenities include Heysham Primary Care Centre and pharmacy, the library, Post Office, two hairdressing salons and a launderette. If you have children to consider when moving then there is a nursery school and choice of three primary schools; Mossgate Primary school, St Peter's and St Patrick's (Catholic). The pretty tourist destination of Heysham Village is within walking distance with historic buildings and coastal paths as well as access to the impressive promenade along the sea front which runs from the village to Morecambe. A wonderful level route and exceptionally popular with walkers, runners and cyclists.

If travelling by car the city of Lancaster is 6 miles distant and the nearest access to the M6 motorway at J34 which is 6.3 miles away. If travelling by train, there is a station at Morecambe with connections to Lancaster on the main west coast line.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property







DIRECTIONS

what3words things.paying.piano

Use the postcode **LA3 2FD** on Sat Nav with reference to the directions below:

Accessible from several directions, but as if approaching from Morecambe towards Heysham along the main A589 (Heysham Road), upon reaching the parade of shops at Strawberry Gardens, turn left onto Sugham Lane and proceed to the end where a mini roundabout forms the junction with Kingsway. Turn right here and take the fourth road on the left onto Moreton Green signed as a cul-de-sac. No. 3 is at the top.

SERVICES

Mains electricity, gas, water (metered) and drainage. Gas fired central heating to radiators from a Vaillant boiler. External gas and electric meters. Outside light. Security alarm.

BROADBAND

Ultrafast speed potentially available from Openreach or Nexfibre of 1139 Mbps download and for uploading 220 Mbps.

MOBILE

Indoor: EE, Three and Vodafone all reported as 'limited' for both Voice and Data services. O2 reported as 'likely' for Voice services and 'limited' for Data services.

Outdoor: EE, Three, O2 and Vodafone reported as 'likely' for Voice and Data services. Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

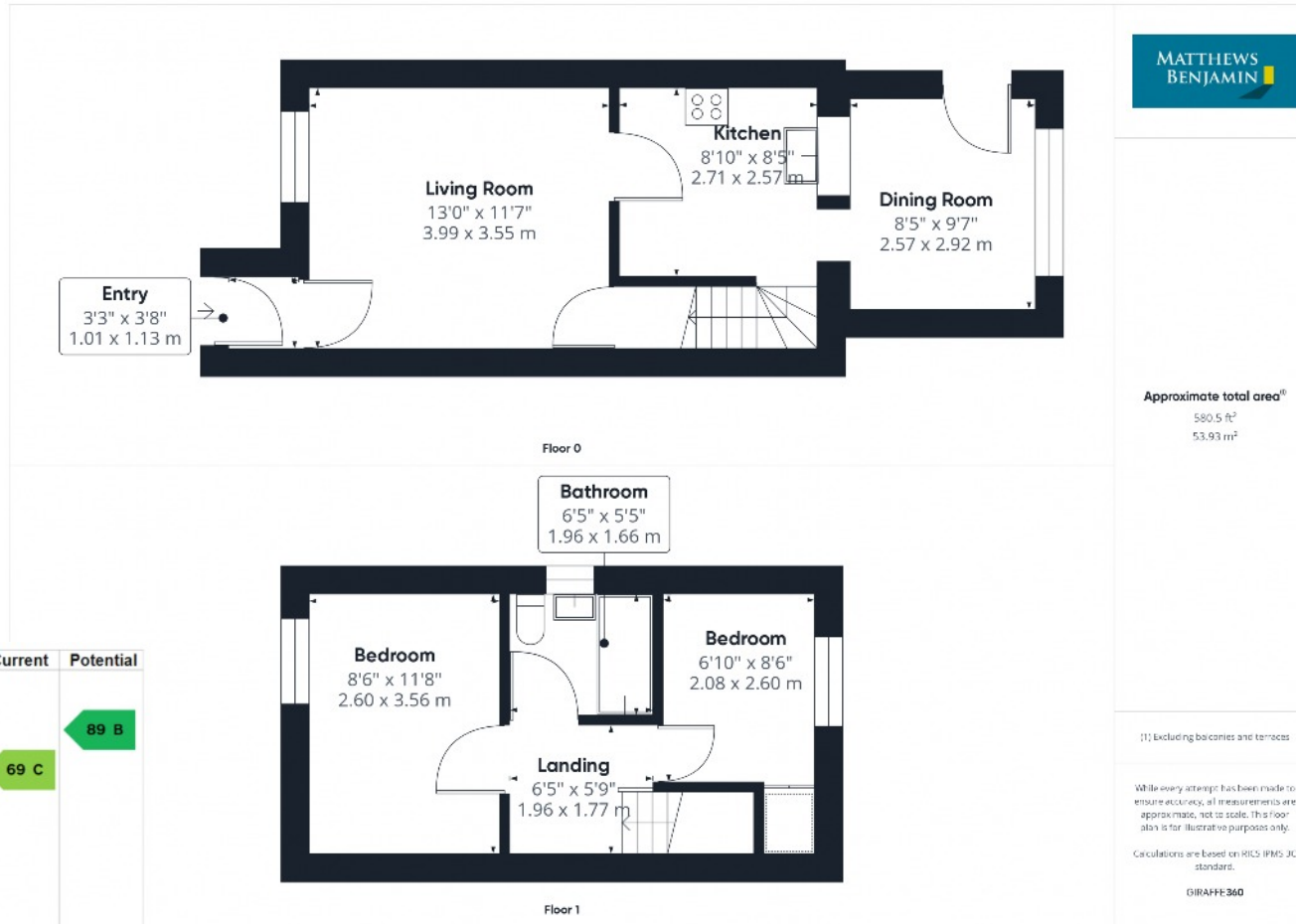
Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as listed above.

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band B

GUIDE PRICE

£185,000



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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