



296 Heysham Road
Heysham, Morecambe, LA3 2AZ
Price: £275,000

MATTHEWS
BENJAMIN



296 HEYSHAM ROAD

HEYSHAM, MORECAMBE

Offered to the market with no onward chain, this spacious four-bedroom semi-detached bungalow presents a rare opportunity for renovation. Requiring complete modernisation throughout, the property offers significant potential to transform into a stylish and contemporary family home. Whilst the space in this property exceeds itself, you are also benefiting from single level living with the opportunity to reconfigure the internal space. Set back from the road and approached via a private driveway, the home enjoys a peaceful setting with a generous garden – ideal for families, investors or those simply seeking to appreciate a vast amount of space.

The current layout includes a central hallway, a sitting room, a separate dining room, three double bedrooms, one single bedroom, a kitchen that flows into the utility room, a bathroom and a separate WC. Externally, the property benefits from a front garden, front and side access, and a generously sized rear garden with room for extension or landscaping (subject to planning).

Whilst the property is large and appreciates the natural light, it is homely and cosy. You can have the best of both worlds, utilise the sun during the day but put your feet up and relax of an evening. Although in need of some modernisation, this property is waiting for a family to make it their home.

Whether you're a seasoned investor or a buyer looking for a project to make your own, this bungalow offers endless potential in a desirable residential area.





LOCATION

It would be easy to live here if you didn't have a car as many facilities are within walking distance. By way of shops, in Heysham you'll find 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.

The pretty tourist destination of Heysham Village is within walking distance with historic buildings and coastal paths as well as easy access to the impressive promenade along the sea front which runs from the village to the popular seaside resort of Morecambe. The promenade is a wonderful level route and exceptionally popular with walkers, runners and cyclists. The promenade is also easy to reach via Whinnysty Lane which is located just across Heysham Road from No.296.

If travelling by car, central Lancaster is 5.6 miles distant and the nearest access to the M6 motorway is at J34 which is 5.7 miles away via the new Bay Gateway link road. If travelling by train, there is a station at Morecambe (just under 2 miles away) with connections to Lancaster station which lies 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 postcode.







DIRECTIONS

what3words ///cotton.wider.little
Use the postcode LA3 2AZ on Sat Nav with reference to the directions below:
Travelling south down Marine Road West, once you have gone past the traffic lights with the chemist n your left, you will then be on Heysham Road. Continue the road and you will eventually get to the cross roads with the traffic lights, the first set of semi detached bungalows on your right hand side, No.296 is the property on the left of the two.

SERVICES

Mains electricity, gas, water and drainage.
Gas fired central heating to radiators from a British Gas boiler in a cupboard in the entrance hallway.

MOBILE AND BROADBAND SERVICES

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

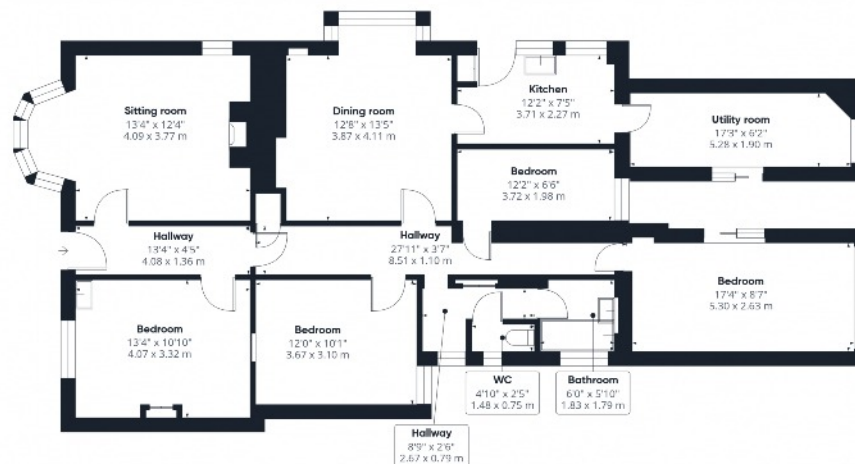
TENURE

Freehold

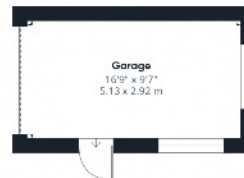
LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	52 E	
21-38	F		
1-20	G		



Floor 0 Building 1



Floor 0 Building 2

MATTHEWS
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Approximate total area⁽¹⁾
1484 ft²
137.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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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