



138 Fairfield Road

Heysham, Morecambe, LA3 1LR

Price £159,950

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This traditional three bedroom semi-detached property offers a fantastic opportunity for those seeking a full renovation project in a highly sought-after location. For the buyers that are wanting to make a house a home or for the investors looking to add to their portfolio, this could potentially be the property you have been waiting for. Although in need of a full renovation, 138 Fairfield Road boasts great potential. The spacious rooms, generous plot and prime location makes this a must see and shouldn't be missed.

The ground floor is traditionally laid out with the front door opening into the staircase hall, off which are two reception rooms and a kitchen. Although it would be ideal for those wanting the open plan living as there is already a semi-open layout, with the kitchen adjacent to the dining area. All plans would of course be subject to the necessary planning permissions.

The first floor landing is where you will find the three good sized double bedrooms and family bathroom.

Externally, there is a driveway providing off road parking and a front garden laid to lawn. To the rear elevation is a generous private garden with ample potential for landscaping projects.





Location

Many facilities in Heysham are either within walking distance or simply a short drive away, by way of shops, in Heysham you'll find a Morrisons daily, 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.

If travelling by car, central Lancaster is 5.4 miles distant and the nearest access to the M6 motorway is at J34 which is 5.6 miles away. If travelling by train, there is a station at Morecambe (1.7 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.

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Directions

Use the postcode **LA3 1LR** on Sat Nav with reference to the directions below:

Travelling south down Marine Road West, once you have gone through the traffic lights with the chemist on your left, you will then be on Heysham Road. Continue along the road and you will eventually get to the cross roads with a further set of traffic lights, turn left onto Oxcliffe Road, take your third left turning (just after the BP garage) onto Fairfield Road. No.138 is located on your left hand side.

Services

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Worcester boiler in the pantry.

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

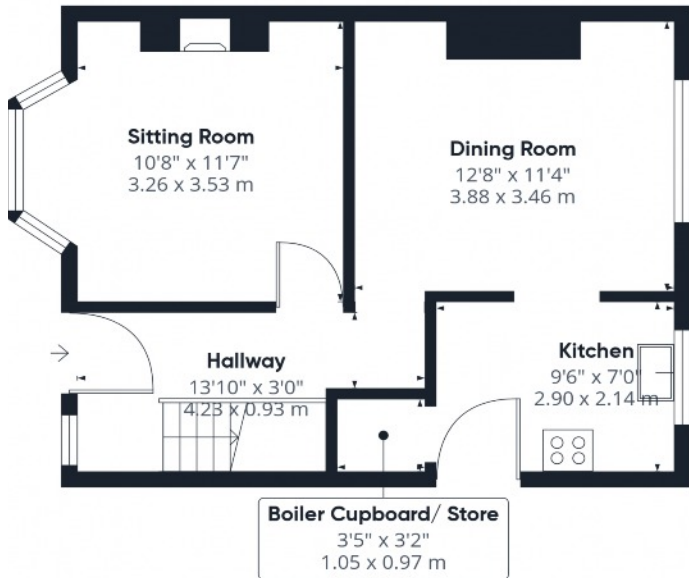
Freehold

Local Authority charges

Lancaster City Council – Council Tax band B







Floor 0

MATTHEWS
BENJAMIN

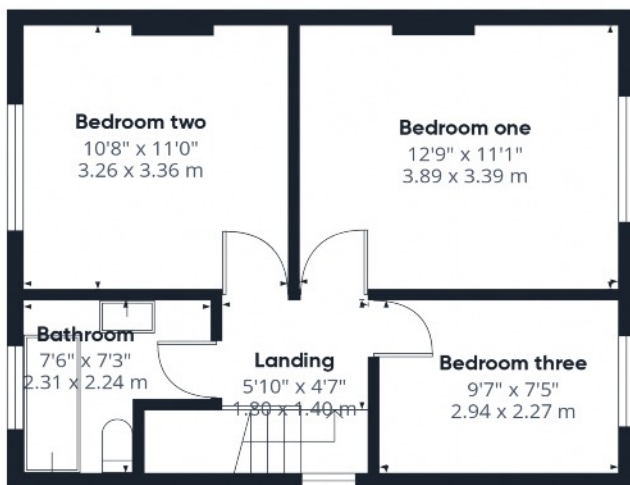
Approximate total area^m

836 ft²
 77.6 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.

GIRAFFE360



Floor 1

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.