



20 School Road

Heysham, Morecambe, LA3 2RG

Guide Price: £375,000

MATTHEWS
BENJAMIN



20 SCHOOL ROAD

HEYSHAM

Located in a highly sought-after residential area, this impressive property has already benefited from significant investment, including a substantial extension that created a larger high specification kitchen, a convenient downstairs shower room, an additional upstairs bedroom and a larger than average fourth bedroom.

The ground floor offers a natural and practical flow, starting with the entrance area and a shower room as you immediately enter the property, through to the living room and separate dining room with French doors opening out to the rear garden. The heart of the home is the stylish, well-equipped, high quality kitchen featuring custom made worktops. This naturally well lit space is ideal for both family living and entertaining.

Upstairs, you'll find four good size double bedrooms and the three piece family bathroom suite (fitted in 2018). Additional storage is available from a built in cupboard on the landing and the partially boarded loft which is accessible from bedroom two.

Externally the front of the house boasts a double width driveway (finished around 2022) and offering off road parking for numerous vehicles along with a detached garage. The rear garden is attractively arranged with two well positioned seating areas, perfect for enjoying the sun throughout the day.





LOCATION

Nestled in the heart of the charming old part of Heysham village which enjoys a strong sense of community. School Road offers a delightful opportunity for those seeking convenience and the complete essence of a village lifestyle. Heysham St Peter's Church of England Primary School is located on School Road, placing you in the catchment area. At the heart of the village is Grade I Listed St Peter's Church and the ruins of St Patrick's Chapel which lie on The Barrows, an unspoilt stretch of coastline which boasts stunning views across the Irish Sea towards the Isle of Man, the Lake District fells and the Lancashire coast. The Barrows are an exceptionally popular local walk as is the fabulous promenade which stretches from the village to Morecambe. Heysham has a popular pub, The Royal, as well as a number of cafes. Additionally, there are a selection of shops (including a Tesco Metro and Co-op), a Health Centre, astroturf recreational facility and a golf club.

Heysham is well served by buses with frequent services to Morecambe and Lancaster and there is a branchline train station in Morecambe with connections to Lancaster where the station lies on the main west coast line. By car, the village is well served by the Bay Gateway link road providing excellent access to the M6 motorway.







DIRECTIONS

what3words///calls.until.fast

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a combination Worcester boiler in the downstairs shower room, housed in the built-in storage cupboard.

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

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral microwave and extractor fan. Available by way of further negotiation are the freestanding Delux Rangemaster and the double American style fridge freezer. The washing machine and tumble dryer are specifically excluded.

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band B

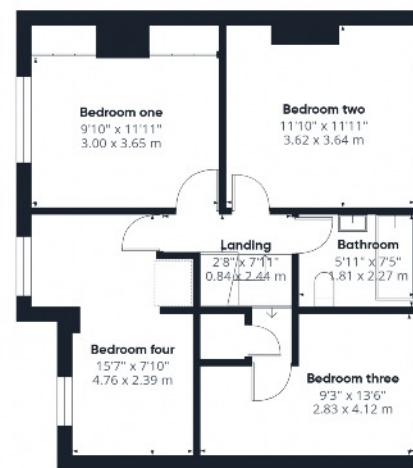
TENURE

Freehold

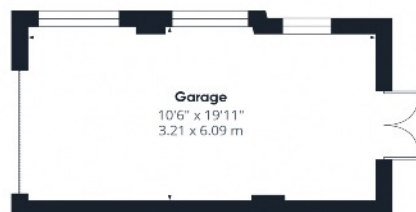
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

MATTHEWS
BENJAMIN

Approximate total area⁽¹⁾

1412 ft²
131.1 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

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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