

# 41 Bowland Road, Heysham, Morecambe, LA3 2EW



**£165,000**

Delightful three-bedroom semi-detached property that offers the perfect blend of modern living and traditional elegance. Recently updated with new carpets and flooring, as well as a lovely kitchen, this home is ready for you to move in and make it your own.

Step into this lovely family home and be greeted by spacious accommodation filled with natural light. The ground floor features a welcoming entrance hall leading to a cosy living room, perfect for relaxing with family and friends. The modern kitchen/diner boasts ample storage and workspace, making it a joy for any culinary enthusiast.

Upstairs, you'll find three well-proportioned bedrooms, each benefitting from the new carpets and abundant natural light. The family bathroom is designed with modern fixtures and fittings.

Outside, the property offers a fully enclosed rear garden—an ideal space for outdoor entertaining and a brick storage shed with power and light.

Ideal For:

Families seeking a comfortable and stylish home.  
First-time buyers looking for a property that's ready to move into.

The property also has good local amenities at Strawberry Gardens. The wonderful village of Heysham is close by, where you can enjoy lovely sea walks and stop by the renowned local Inns. A very popular primary school is also within walking distance.

Excellent links to the Bay Gateway and M6 motorway for those travelling

further afield. Lancaster city centre is also within easy reach for those working at the universities or hospitals.

Don't miss the opportunity to own this delightful home in a sought-after location. Contact us today to arrange a viewing and experience the charm and beauty of this property for yourself.

### Entrance Hallway



Laminate floor, stairs to the first floor, double glazed window to the side, understairs storage space, radiator, built-in cupboard housing meters.

### Lounge



Double-glazed windows to the front, carpeted floor, radiator.

### Kitchen/Diner



Double-glazed windows to the rear, a range of matching wall and base units finished in a high gloss cream, four plates electric hob and oven, extractor hood, stainless steel sink, plumbing for washing machine, combi boiler, double glazed door to the garden and door to access front.

### First Floor Landing



Double-glazed window to the side, access to the loft.

### Bedroom One



Double-glazed windows to the front, carpeted floor, radiator.

### Bedroom Two



Double-glazed windows to the rear carpeted floor, radiator.

### Bedroom Three



Double-glazed window to the front, carpeted floor, radiator.

### Bathroom



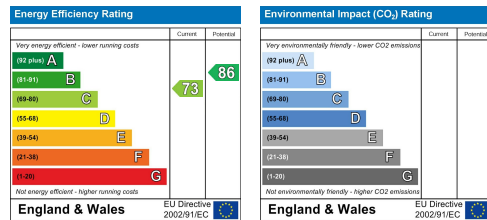
Double-glazed frosted window to the rear, panelled bath, wash hand basin, heated towel rail, extractor fan, laminate floor, W.C.

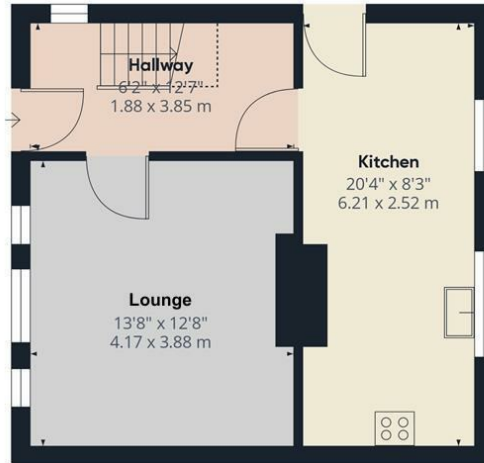
### Outside

Off-road parking to the front and gate to access the rear. Fully enclosed rear garden mainly laid to lawn, brick storage shed with power and light, and working W.C.

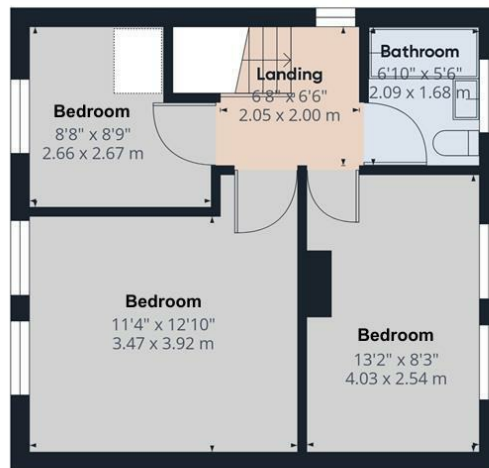
### Useful Information

Tenure Freehold  
 Council Tax Band £1505.37  
 No onward Chain  
 New carpets and flooring throughout.  
 New Kitchen  
 There are paving slabs and stones available at the property should anyone wish to put a patio area to the rear of the house.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

809.98 ft<sup>2</sup>  
75.25 m<sup>2</sup>

**Reduced headroom**

14.85 ft<sup>2</sup>  
1.38 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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