

25 Woborrow Road, Heysham, Morecambe, LA3 2PW



£325,000

Beautifully presented extended three-bedroom semi-detached property is a stunning coastal retreat, combining luxurious details with practical, entertaining spaces. This property offers a remarkable setting for those who appreciate scenic views and coastal charm. With uninterrupted bay views right from a private balcony off the master bedroom, it promises a tranquil retreat for morning coffee or unwinding at sunset. The balcony allows homeowners to fully immerse themselves in the stunning surroundings, making it a standout feature for anyone seeking a home with breathtaking vistas and a strong connection to nature.

Open-Plan Living Area: The seamless transition from the stunning kitchen to the dining area, complete with a feature fireplace and electric stove, makes for a warm, inviting space.

Bi-folding doors connect the dining area to a covered outdoor space, creating an extended living area perfect for entertaining and has a wood burner for the cooler months allowing for a versatile space at any time of the year. This well-presented home sounds ready to move into, blending comfort and elegance, ideal for anyone looking to enjoy indoor-outdoor living with beautiful bay views.

Situated in the historic village of Heysham, this property offers a unique blend of natural beauty, historic charm, and convenience: The area is well-served with local shops, primary schools, and accessible public transport via local bus routes, adding to the convenience of village living.

Entrance Hallway



Stairs to the first floor, double-glazed window to the side, radiator, LVT flooring.

Lounge



Double-glazed bay window to the front that allows an abundance of natural light to stream through, feature stone fireplace with inset wood effect gas fire, carpeted floor and oak shelving.

Open Plan Kitchen/Diner



Outstanding open plan kitchen with a double-glazed window to the rear, range of beautifully crafted cabinets and complimentary work surfaces, Zanussi induction hob, Smeg extractor fan, integrated Zanussi microwave, oven and grill, stainless steel sink with a boiler tap, integrated dishwasher, breakfast bar with integrated fridge & freezer, tv point, understairs storage room, tile floor, door to the utility room, tiled floor, radiator. The dining area flows seamlessly from the open-plan kitchen with a feature fireplace with

an inset stove effect electric fire and bi-folding doors connect to a charming covered outdoor space. Perfect for entertaining, it features a cosy wood burner to keep things warm on cooler evenings, creating a versatile indoor-outdoor experience year-round.

Utility Room

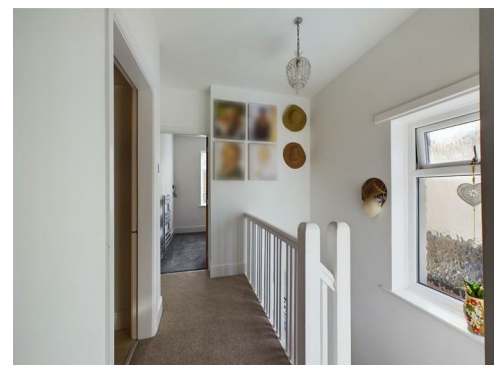


Double-glazed window to the rear, range of crafted wall and base units, stainless steel sink, plumbing for washing machine, space for dryer, cupboard housing the combi boiler, extractor fan, tiled floor, radiator, door to cloakroom.

Cloakroom

Double-glazed frosted window to the side, wash hand basin, extractor fan, tiled floor, heated towel rail, W.C.

First Floor Landing



Double-glazed window to the side, built-in storage cupboard, access to the loft which is fully boarded with a

pull-down ladder, power and light. This space would lend itself to a dormer extension and benefit from outstanding views, subject to any necessary planning.

Bedroom One



Double-glazed patio doors lead onto the balcony where you can enjoy breathtaking views over the coast, built-in wardrobes, laminate floor, radiator.

Bedroom Two



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

Bedroom Three



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

Bathroom



Luxurious bathroom with a raised Jacuzzi bath, perfectly positioned near a double-glazed rear window to take in the beautiful views while soaking in comfort, wash hand basin, underfloor heating, W.C. and heated towel rail. In addition to the raised Jacuzzi bath, this bathroom is equipped with a walk-in shower featuring a thermostatic shower.

Outside


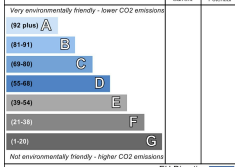


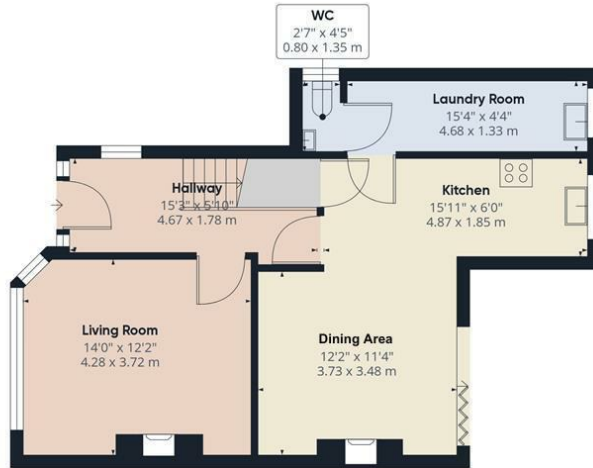
At the front, you'll find convenient off-road parking, with gated access leading to the rear and the storage room. The beautifully enclosed rear garden has been meticulously designed featuring a covered entertaining area off the dining room with a lovely wood burner so you can enjoy this space all year round, a summerhouse, a raised decked patio with steps down to an

under-storage area, a lawn, raised flower beds, and a water tap. There's also a side gate for easy access to both the storage room and driveway, making this outdoor space as functional as it is scenic.

Useful Information

Tenure Freehold
Council Tax Band (C) £2007.16
NO Onward Chain

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
			
	74		
	55		
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small>		<small>England & Wales</small>	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1028.81 ft²
95.58 m²

Balconies and terraces

81.38 ft²
7.56 m²

(1) Excluding balconies and terraces.

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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