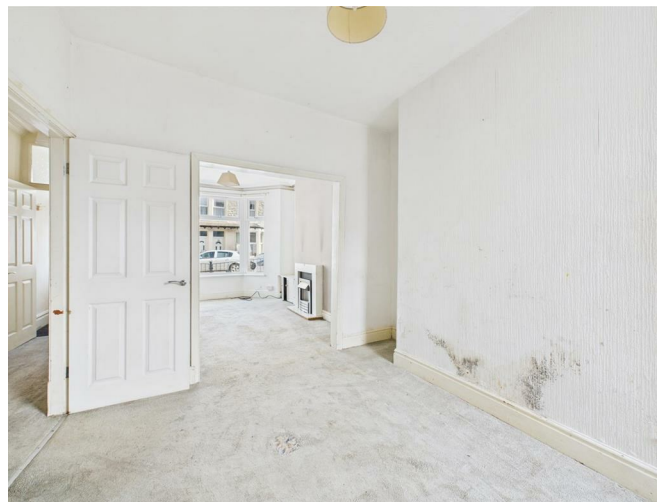


## 31 Byron Road, Heysham, Morecambe, LA3 1UH



**£119,950**



Two-bedroom traditional terraced home, perfectly situated in a sought-after area of Morecambe, just a short walk away from the delightful Sandylands Promenade and a variety of local amenities.

Although requiring some modernisation, this spacious property offers fantastic potential and is ready to be transformed back into a wonderful family home. Ideal for anyone seeking an exciting and manageable project, the accommodation features a generously sized open-plan lounge and dining room, perfect for relaxing and entertaining.

On the first floor, there are two well-proportioned bedrooms, offering ample space and flexibility, along with a family bathroom.

Outside, the property benefits from a spacious, low-maintenance garden, providing an inviting outdoor space ideal for relaxing and socialising.

With some love, care, and creative vision, this charming terrace home will undoubtedly shine once again, offering a wonderful opportunity in a prime Morecambe location.

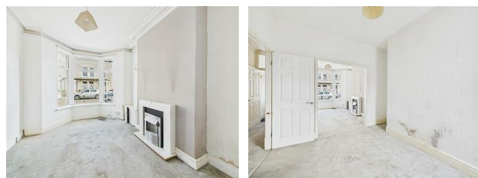
## Entrance Vestibule

Door to the hallway.

## Hallway

Stairs to the first floor, radiator.

## Lounge



Open plan with a double glazed bay window to the front, fireplace with inset gas fire, cupboard housing the

gas meter, consumer unit, carpeted floor, radiator.

## Dining Room



Double glazed window to the rear, carpeted floor, radiator.

## Kitchen



Double glazed window to the rear, range of matching wall and base units, stainless steel sink, plumbing for washing machine, four ring gas hob and extractor hood, electric oven, vinyl floor, radiator, door to the yard, walk-in pantry.

## First Floor Landing

## Bedroom One



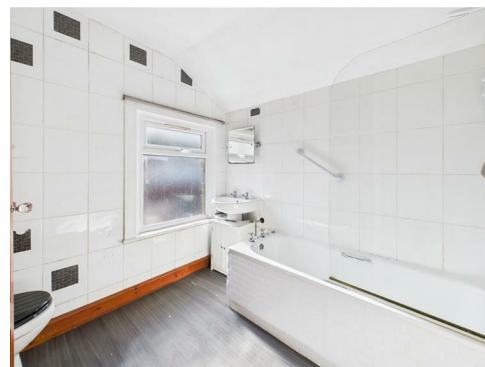
Double-glazed windows to the front, carpeted floor, radiator.

## Bedroom Two



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

## Bathroom



Double-glazed frosted window to the side, panelled bath with Triton electric shower, vanity unit with inset wash hand basin, linen cupboard housing the combi boiler, vinyl floor, W.C.

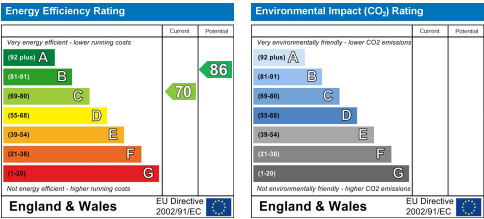
Outside



Spacious rear yard with gate to access road, patio area, water tap and storage shed.

Useful Information

No Chain  
Tenure Freehold  
Council Tax Band (A ) £1,578.14

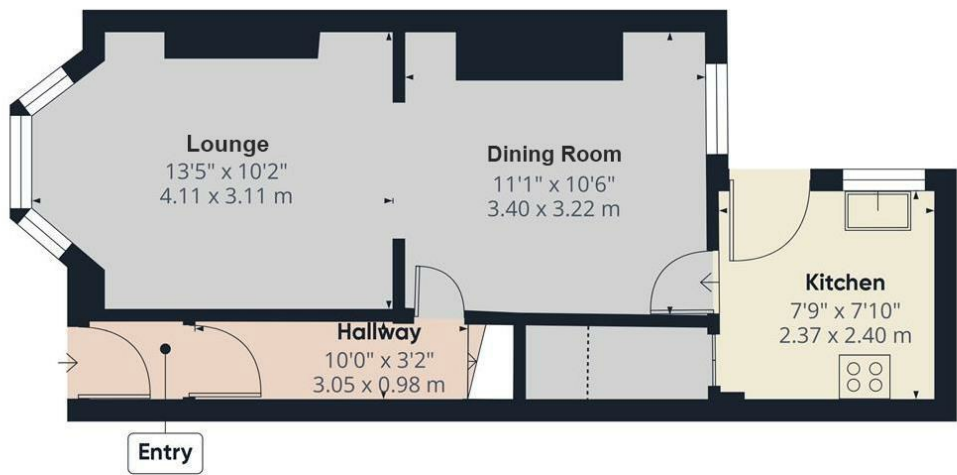


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Ground Floor



Floor 1

Approximate total area<sup>®</sup>  
716.88 ft<sup>2</sup>  
66.6 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.

GIRAFFE360



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