

28 St. Johns Road, Heysham, Morecambe, LA3 1EX



£360,000

This beautifully renovated semi-detached three-bedroom family home has been transformed to an exceptional standard, offering superb accommodation perfectly suited to modern family life. From the moment you step into the spacious hallway, the sense of style and quality is clear. A handy ground-floor cloakroom adds practicality, while the lounge provides a warm and welcoming retreat. The heart of the home is the stunning open-plan kitchen and dining room, designed with both everyday living and entertaining in mind.

Upstairs, three well-proportioned bedrooms await, two enhanced by charming Victorian fireplaces that add a touch of character. The bathroom is another highlight, finished with striking black fittings that create a stylish, retro feel.

Outside, the generous rear garden is a wonderful surprise, landscaped with a large, porcelain-paved patio area perfect for summer gatherings, along with ample space for children to play. To the front, there's off-road parking and a small lawned garden for added kerb appeal.

With oak doors throughout, a newly laid driveway, and a thoughtfully landscaped garden, this home is completely move-in ready. Situated on a popular residential road, it offers both charm and convenience, with local shops, schools, and the seafront promenade all within easy reach.

Entrance Hallway



Stairs to the first floor, understairs storage cupboard housing the gas boiler and consumer unit, karndean flooring, radiator.

Cloakroom



Double-glazed frosted window to the side, wash hand basin, karndean flooring, W.C.

Lounge



Double-glazed bay window to the front, wood surround fireplace with inset gas fire, carpeted floor, radiator.

Kitchen



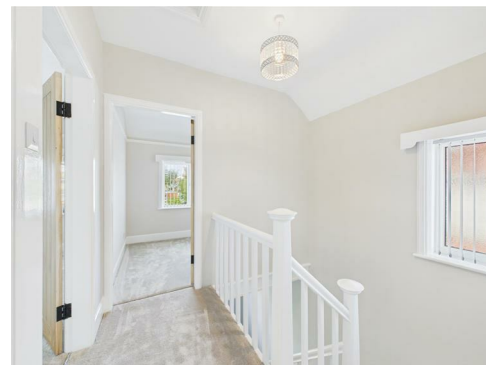
Open plan to the dining room with a double-glazed window to the rear, a range of matching cabinets with complementary quartz work surfaces, four plate electric hob and extractor hood, electric oven, stainless steel sink, plumbing for a washing machine, integrated dishwasher, karndean flooring.

Dining Room



Double-glazed patio doors leading onto the garden, radiator, karndean flooring.

First Floor Landing



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

Bedroom One



Double-glazed window to the front, cast iron Victorian fireplace, picture rail, carpeted floor, radiator.

Bedroom Two



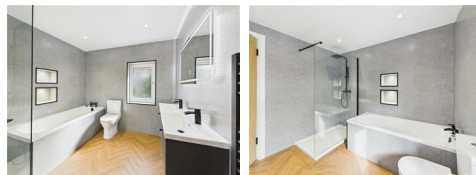
Double-glazed window to the rear, cast iron Victorian fireplace, picture rail, carpeted floor, radiator.

Bedroom Three



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

Bathroom



Double-glazed frosted window to the rear, bath, shower cubicle with thermostatic shower, with modern black fittings, vanity unit with two inset wash hand basins, feature illuminated wall mirror, Karndean flooring, heated towel rail, W.C.

Outside



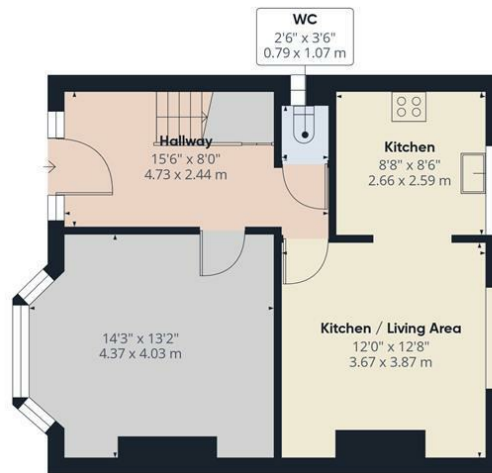
To the front, a neat lawn is complemented by a driveway providing off-road parking for up to three cars, with the added convenience of an outside water tap and gated side access. The fully enclosed rear garden is a real highlight, featuring a porcelain-paved patio perfect for outdoor dining, raised flower beds and a generous lawn area offering plenty of space for children to play or for simply relaxing in the sunshine.

Useful Information

Tenure Freehold
Council Tax Band (D) £2,408
No Onward Chain
Complete renovation throughout, including new oak doors and flooring.
Fully Re-Wired
New Gas Central Heating
New Roof 4 Years Ago

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



Floor 1

Approximate total area⁽¹⁾

989 ft²
91.8 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.

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