

## 16 Lordsome Road, Heysham, Morecambe, LA3 1JB



**£175,000**



Situated in a sought-after part of Morecambe, this charming three-bedroom home offers a warm and welcoming feel from the moment you step inside. It's an ideal choice for first-time buyers or families looking to settle in a friendly residential area close to the coast.

The ground floor features a bright, spacious lounge perfect for cosy evenings, a separate dining room that's ideal for family meals or entertaining, and a well-equipped kitchen with plenty of worktop and storage space. Each room flows nicely into the next, creating a comfortable layout for everyday living.

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility for children, guests, or a home office. The modern family bathroom provides a clean, fresh space with contemporary fittings.

Outside, the property really shines. The generous rear garden is perfect for outdoor dining, gardening, or giving children space to play. Its elevated position offers lovely views over Lancaster and Heysham, giving the garden a peaceful and open feel. To the front, gated access leads onto the front garden, adding convenience and privacy. This property features a new roof!

With its great location, spacious layout, and inviting atmosphere, this home is a fantastic opportunity for anyone looking to enjoy life in Morecambe.

## Entrance Hallway

A welcoming space with carpeted flooring, a double-glazed frosted window to the side, under-stairs storage and stairs leading to the first floor.

## Lounge



A bright and spacious carpeted lounge featuring a large bay window with double glazing to the front, an additional double-glazed frosted window to the side, a meter cupboard and a large radiator.

## Dining Room



Dining room with carpeted flooring, a large radiator and a wooden/glass door leading to the hall. The room benefits from three double-glazed windows to the side and rear, allowing plenty of natural light.

## Kitchen



A well-equipped kitchen featuring a RIVA boiler, a range of matching wall and base units, tiled flooring, a tiled backsplash and a radiator. There is space for a washer and dryer, an under-counter fridge/freezer and a fitted LAMONA electric hob and oven. A large double-glazed window offers beautiful views over the garden and fields behind.

## Bedroom One



A spacious double bedroom with carpeted flooring, a large radiator and a double-glazed window to the front.

## Bedroom Two



A good-sized bedroom with laminate flooring, a radiator and a double-glazed window to the side.

## Bathroom



A modern bathroom with vinyl flooring, a bath with an overhead shower and shower screen, a WC and a wash hand basin. A double-glazed frosted window to the rear provides privacy while allowing natural light.

## Bedroom Three



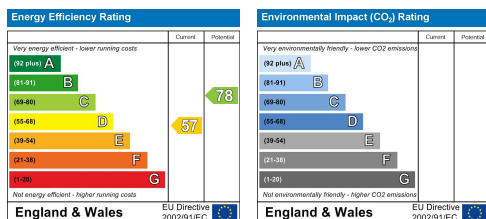
A single bedroom, featuring laminate flooring, a large double-glazed window to the rear and a radiator. The room offers stunning views over Heysham and Lancaster.

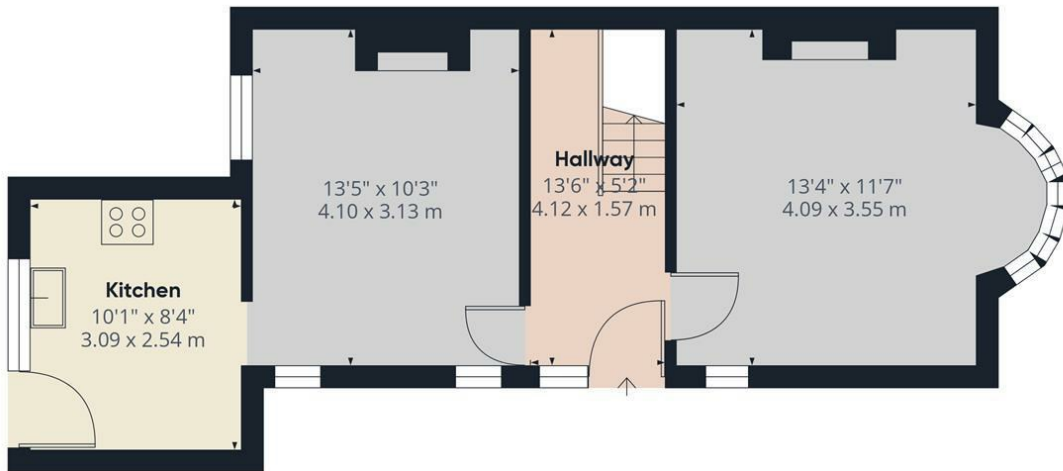
## Garden

The rear garden features a raised graveled area and a lower grass section, with an outdoor tap and gated access down the side of property.

## Useful Information

Tenure Freehold  
Council Tax Band (B) - £1756.26  
New Roof

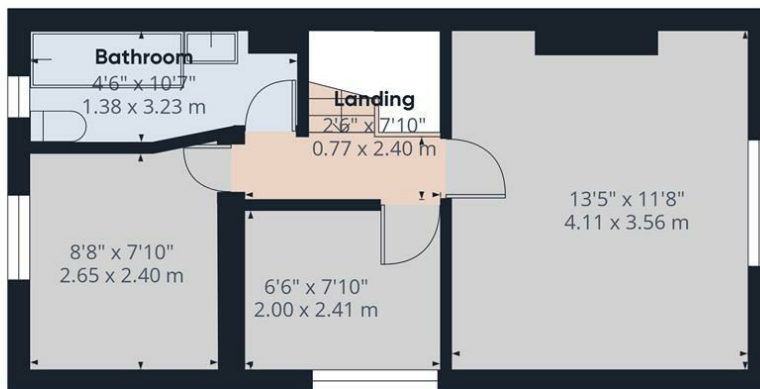




Ground Floor

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

798.68 ft<sup>2</sup>  
74.2 m<sup>2</sup>



Floor 1

(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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