



217 Heysham Road, Heysham, Morecambe, LA3 1NN

Boasting generously sized living accommodation throughout along with upgraded internal finishes across all three floors plus a cellar, is this impressive six bedroom Victorian terrace on Heysham Road in Heysham. An ideal family home, the sizeable property offers versatile living space along with two ensuites, with one located on the top floor as part of a stunning master suite with its own dressing room. Internally, the attractive property briefly comprises on the ground floor of a welcoming entrance hall, an inviting lounge complete with bay window, a double bedroom fit with an en suite and a modern fitted kitchen dining room at the back of the house. Access to the handy cellar space is from the hallway and provides useful storage space or can be used as a second living space. To the first floor are three excellent sized double bedrooms, a single bedroom and a three piece family bathroom. To the top floor is a another great sized double bedroom, en suite and a dressing room. Externally, to the rear of the property is generously sized garden which is two tiered with the bottom tier being used as a parking space in the past. The rear also has an outbuilding which is currently used as a utility room. To the front is a small patio area ideal for potted plants. Situated within moments from the Western coastline, the property lies a short distance from a variety of local amenities including a doctors surgery, primary & secondary schools, multiple village shops, café's, restaurants and a handy supermarket. The sea side community is well connected for commuters with the Bay Gateway link road allowing for quick access to the M6 motorway, as well as nearby Lancaster City Centre and its mainline rail station.



Ground Floor

Entrance Hall

Welcoming entrance hall with wood laminate flooring, stairs to the first floor, door leading down to the cellar, radiator, electricity points and ceiling lights.

Lounge

14'3" by 18'9" into the bay (4.36 by 5.72 into the bay)

Spacious room with wood laminate flooring, bay window to front aspect, radiator, electricity points and ceiling light.

Bedroom One

12'5" by 14'10" (3.8 by 4.53)

Double bedroom with double doors leading to rear garden, built in wardrobes, radiator, electricity points and ceiling light.

En Suite

4'5" by 6'3" (1.36 by 1.93)

Three piece suite comprising a corner shower cubicle, pedestal wash hand basin and low flush WC. The room also has a towel radiator, extractor fan and ceiling light.

Kitchen Diner

11'1" by 20'11" (3.4 by 6.39)

Modern fitted kitchen with a range of base and wall mounted units, four ring gas hob, built in oven and grill, space for fridge freezer, built in washing machine, sink and drainer unit. The room also has windows to side and rear aspect plus door to the side leading to rear garden, access to gas boiler, wood laminate flooring, radiator, electricity points and ceiling lights.

First Floor

Landing

With feature stained glass window in ceiling, storage cupboard, radiator, electricity point and ceiling lights.

Bathroom

7'6" by 9'6" (2.31 by 2.9)

Three piece suite comprising a large corner shower unit, low flush WC and a pedestal wash hand basin. The room also has tiled floor and walls, window to side and rear and ceiling spot lights.

Bedroom Three

12'7" by 18'7" into the bay (3.85 by 5.68 into the bay)

Double bedroom with bay window to front aspect, feature fireplace, radiators, electricity points and ceiling light.

Bedroom Four

12'7" by 14'1" (3.85 by 4.3)

Double bedroom with a window to rear aspect, radiators, electricity points and ceiling light.

Bedroom Five

8'4" by 10'8" (2.56 by 3.26)

Double bedroom with a window to side aspect, radiator, electricity points and ceiling light.

Bedroom Six

5'11" by 11'3" (1.82 by 3.43)

Single bedroom with a window to front aspect, radiator, electricity points and ceiling light.

Second Floor

Bedroom Two

12'0" by 23'7" (maximum measurements) (3.66 by 7.2 (maximum measurements))

Double bedroom with a window to front aspect, velux window, feature beams, access to storage in the eaves, radiators, electricity points and ceiling light.

En Suite

6'8" by 6'8" (2.04 by 2.05)

Three piece suite comprising a corner shower cubicle, pedestal wash hand basin and low flush WC. The room also has feature beams, velux window, access to over stairs storage and ceiling light.

Dressing Room

6'2" by 9'1" (1.9 by 2.78)

Feature beams, electricity points and wall side light.

Cellar

18'2" by 16'9" (5.55 by 5.13)

Useful space which could be used as an additional bedroom, reception room or storage area with window to front aspect, radiators, electricity points and ceiling light.

External

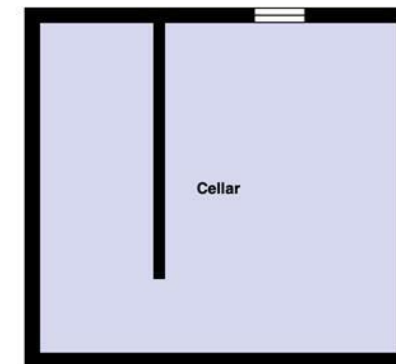
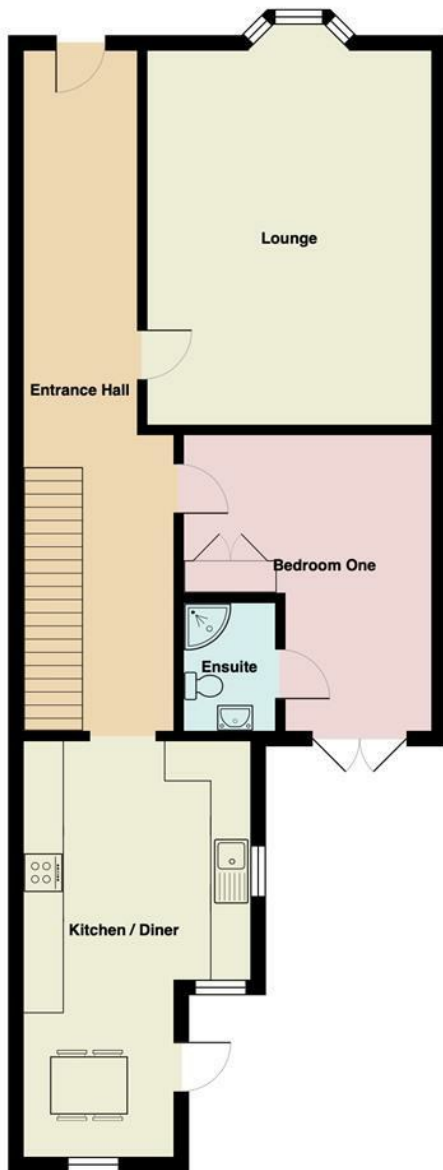
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Council Tax

Band C







Energy Efficiency Rating			
	Current	Possible	
Very energy efficient - lower running costs			
(92 plus) A		80	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	43	43	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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