



## 6 Main Street, Heysham, Morecambe, LA3 2RW

Nestled in the highly sought after Heysham Village, this charming four-bedroom detached home on Main Street presents vast potential. Rich in character, the property boasts exposed stone walls and striking feature fireplaces, appealing to those seeking to modernise and create a special family home. Dating back to the early 19th century, this stone-built residence offers ample space for extension on its substantial plot, with the ground floor featuring a welcoming reception hall, a sizeable living room with a log-burning stove, a conservatory, and a fitted kitchen. The integral garage, accessible from the conservatory, currently serves as valuable storage, utility, and workshop space, whilst also offering potential to convert into further living accommodation. Upstairs, three generous double bedrooms and a family bathroom await, alongside a remarkable fourth bedroom with impressive vaulted ceilings, ripe for potential reconfiguration into two additional bedrooms. Outside, the expansive rear garden offers a serene retreat with lawns, well-stocked flower beds, patio seating areas, and a vegetable patch. A gated driveway to the side provides off-road parking. Situated in Heysham, this property enjoys proximity to various amenities including local shops, supermarkets, a retail park, esteemed schools, and the picturesque Heysham village. Convenient road links and regular bus services offer swift access to Morecambe and Lancaster city centres, while the Bay Gateway bypass places the M6 motorway within a 10-minute drive. Residents can also easily access the beautiful Morecambe Bay promenade and the popular Royal pub on foot.



## Ground Floor

### Reception Hall / Dining Room

Welcoming reception hall which can also be used as a formal dining area, with a striking feature fire place and exposed stone wall, a window to front aspect, radiator and wall light.

### Living Room

Large living space spanning the full length of the dwelling, with a cosy seating area opposite a log burning stove, a dining area to the rear with patio doors leading into the conservatory, storage area beneath stairway, a window to front aspect, radiators and wall lights.

### Kitchen

Fitted kitchen with a range of base and wall mounted units, four ring gas hob with double oven and grill beneath, integral fridge freezer and a large Belfast sink. Also with a door leading into the conservatory, a window to rear aspect, tiled flooring, radiator and ceiling light.

### Conservatory

Large conservatory almost spanning the full width of the property, with pleasant views over the rear garden, an electric heater and wall lights. Please note the conservatory requires some upgrading works.

### Garage

Spacious garage which also provides utility services including plumbing for a washing machine. Plenty of space for a workshop and also offers potential to be converted into additional living space. With power and lighting, double doors opening up onto the front and a rear access door from the conservatory.

## First Floor

### Bedroom One

Double bedroom with a window to front aspect, radiator and ceiling light. Access into bedroom four.

### Bedroom Two

Double bedroom with a window to front aspect, radiator and ceiling light.

### Bedroom Three

This double bedroom with a window to rear aspect, radiator and ceiling light.

### Bedroom Four

Access via bedroom one, this room offers huge potential with impressive vaulted ceilings and plenty of floor space. With a radiator, window to rear and side aspect and ceiling light.

### Bathroom

Four piece suite comprising of a panel bath, a tiled shower cubicle, a wash hand basin and low flush WC. With tiled floors and walls, a towel radiator, a window to rear aspect and ceiling light.

### External

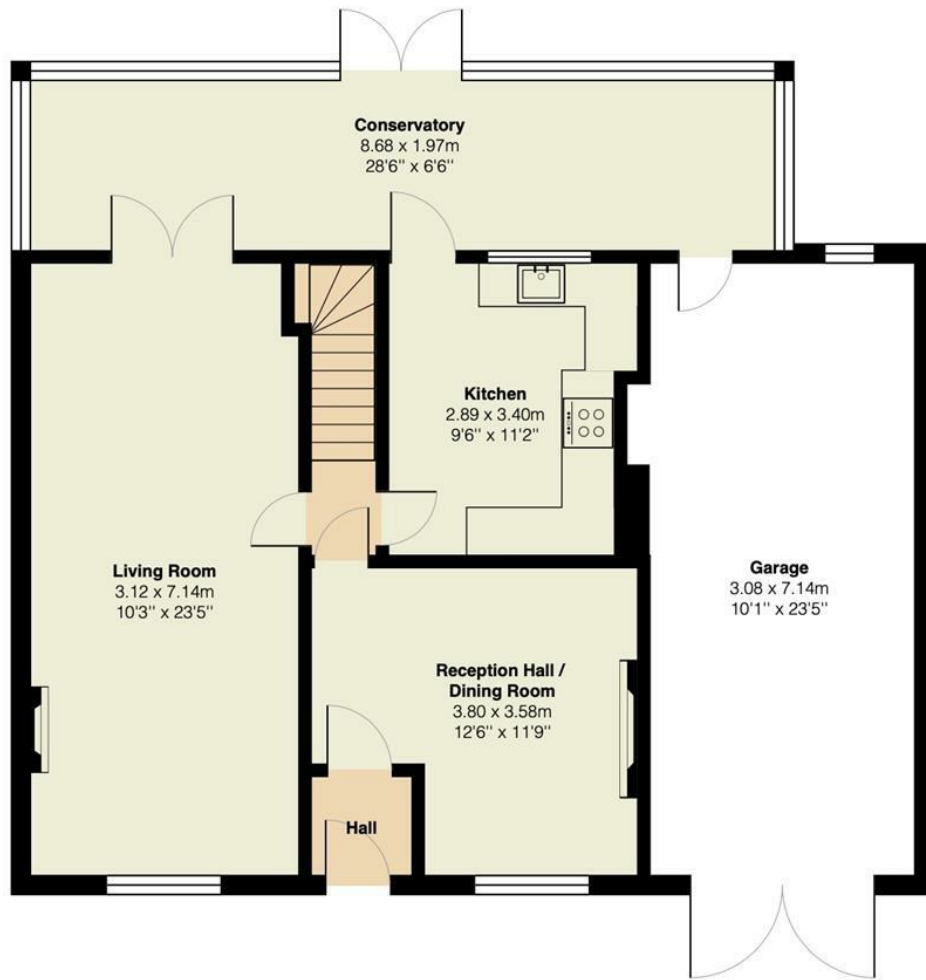
Property occupies a substantial plot with an extensive rear garden, offering a variety of lawn, patio seating areas and well stocked flower beds. To the rear is also a veg patch and greenhouse. To the side of the property is a driveway providing off road parking.

### Council Tax

Band D







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		51	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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