



47 Walker Grove, Heysham, Morecambe, Lancashire, LA3 2DE

Located in the desirable coastal town of Heysham, is this immaculately presented two bedroom detached bungalow tucked away in a quiet cup-de-sac on Walker Grove. Ready to move in, the property boasts a modern fitted kitchen diner with integral appliances as well as a huge internal garage which could be converted into further living accommodation if desired. Internally, the property briefly comprises a welcoming entrance hall, two great sized double bedrooms with the master showcasing a fabulous three piece shower room ensuite, a three piece family bathroom, modern fitted kitchen diner with integral appliances, spacious lounge with balcony providing stunning views, a conservatory and an integral garage which could be converted into an annexe or another living room. Externally, to the rear of the property is a large tiered garden mostly laid to lawn but also with paved areas ideal for a table and chairs providing a great space for outside entertaining. To the front is a large driveway for off street parking and a beautifully appointed rockery area. The property also comes with privately owned solar panels on the roof which is a real boost to the energy efficiency (see the EPC for confirmation).

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.



Entrance Hall

7'0" by 14'4" (maximum measurements) (2.14 by 4.38 (maximum measurements))

Welcoming entrance hall with radiator, electricity points and ceiling light.

Bedroom One

13'3" by 14'1" (4.06 by 4.3)

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

En Suite

5'10" by 5'7" (1.79 by 1.72)

Three piece suite comprising a corner shower cubicle, low flush WC and vanity unit with wash hand basin above. The room also has a tiled walls and floor, towel radiator, window to side aspect, extractor fan and spot lights.

Bedroom Two

13'3" by 11'9" (4.06 by 3.6)

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

Bathroom

4'6" by 8'3" (1.38 by 2.52)

Three piece suite comprising a panel bath with shower over, low flush WC and vanity unit with wash hand basin above. The room also has a window to rear aspect, tiled floor and walls, extractor fan and spot lights.

Kitchen Diner

17'3" by 17'10" (5.26 by 5.46)

Modern fitted kitchen with a range of base and wall mounted units plus central island, integral appliances including double oven, fridge freezer, dishwasher, 4 ring induction hob with extractor above, sink and drainer unit. The room also has windows to side and rear aspect, radiators, electricity points, velux window and ceiling lights.

Lounge

17'2" by 15'1" (5.24 by 4.6)

Spacious room with feature gas fireplace, double doors to the front opening on to balcony with spectacular views, radiator, electricity points and ceiling light.

Conservatory

15'10" by 8'9" (4.85 by 2.68)

With windows to all sides and rear plus double doors opening out to rear garden, radiator and electricity points.

Integral Garage

17'1" by 34'1" (5.21 by 10.4)

Huge space with potential to be converted into further living accommodation such as a further bedroom with en suite or secondary living room. The room currently comprises a handy WC, plumbing for a washing machine, space for a dryer, storage shelving, electricity points, electric up and over door, newly fitted Worcester gas central heating boiler and ceiling strip lights.

External

To the rear of the property is a large tiered garden mostly laid to lawn but also with paved areas ideal for a table and chairs, brick built shed, there is also access to the front by both sides of the house. To the front is a large driveway for off street parking and a beautifully appointed rockery area.

Council Tax

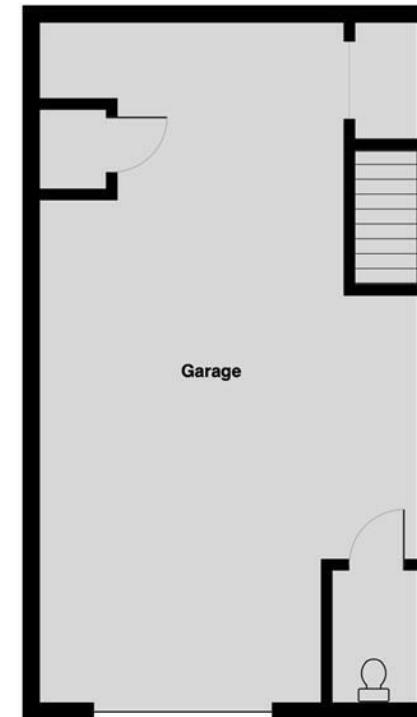
Band E

Additional Information

The property comes with privately owned solar panels on the roof and has a very good energy efficiency rating (see EPC).







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Most 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		78	86	Most environmentally friendly - lower CO ₂ emissions 81-91 A 69-80 B 55-68 C 39-54 D 21-38 E 1-20 F Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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