



## 229 Heysham Road, Heysham, Morecambe, LA3 1NN

Boasting an array of stunning period features and offering generously sized living accommodation spread over three floors, is this characterful four bedroom Victorian terrace on Heysham Road. Also with delightful views across Morecambe Bay, the impressive property will appeal to a range of buyers and especially families who will look to take advantage of the sizeable and versatile living space, along with the handy cellar storage and large rear courtyard which can also provide off road parking. Internally, the property's striking features range from high ceilings to feature fireplaces to Victorian floor tiles, with the layout briefly comprising on the ground floor of a welcoming entrance hall, an inviting front reception room complete with open fireplace, a spacious rear reception room currently used as a formal dining area and a sizeable open plan kitchen diner. To the first floor are two excellent sized double bedrooms and a single bedroom, plus a substantial four piece family bathroom suite and a useful utility room. Occupying the second floor is the remaining double bedroom which was in the process of being converted into the master bedroom complete with ensuite shower room. Due to a change of circumstances, this work was not completed but it provides a great opportunity for a new owner to design it to their own tastes. Externally, a walled, private courtyard can be found to the rear and makes an ideal entertaining area, along with also benefitting from gated access to a service lane at the rear with vehicular access. 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

Wide and welcoming hall with an entrance vestibule, Victorian style floor tiles, radiator and ceiling lights.

### Front Reception Room

Inviting living room with a striking central feature fireplace and an open fire, bay window to front aspect with shutter blinds, solid wood flooring, radiator and ceiling light.

### Rear Reception Room

Another good sized reception room, currently used as a formal dining room, with a feature fire place, solid wood flooring, a window to rear aspect, radiator and ceiling light.

### Kitchen / Diner

Sizeable kitchen diner with a range of base and wall mounted units, a multi oven & hob Range cookers, plumbing for a dishwasher, space for a fridge freezer, sink and drainer unit. Also with plenty of room for a dining area, windows to side and rear aspects, a door with steps leading down to the rear garden, tiled flooring, radiator and ceiling lights.

### Cellar

Large storage basement with door that leads out to the ground level of the rear garden, also with power and lighting.

## First Floor

### Bedroom One

Large double bedroom with a bay window to front aspect, feature fireplace, solid wood flooring, radiator and ceiling light.

### Bedroom Two

Second good sized double bedroom with a feature fire place, solid wood flooring, radiator and ceiling light.

### Bedroom Three

Single bedroom with a window to front aspect, laminate flooring, radiator and ceiling light.

### Bathroom

Large four piece family bathroom with a corner shower cubicle, a corner bath, a low flush WC and a pedestal wash hand basin. Also with laminate flooring, windows to side aspect, a radiator and ceiling lights.

## Utility

With plumbing for a washing machine, space for a dryer plus a fitted worktop. Also with a fitted storage cupboard, laminate flooring, a window to rear aspect, radiator and ceiling light.

## Second Floor

### Bedroom Four

Top floor bedroom boasting stunning views across Morecambe Bay and to the Lake District hills in the distance. This is a large double bedroom which was in the process of being converted into a master suite however due to a change in circumstances, the work was never completed. An ensuite shower room has been designed to the corner in the room in requires finishing off, with the remainder of the room requiring a re plaster and decoration. With a dormer window to the front, a Velux window to the rear, radiator and ceiling light.

## External

The property boasts

## Council Tax

Band C







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