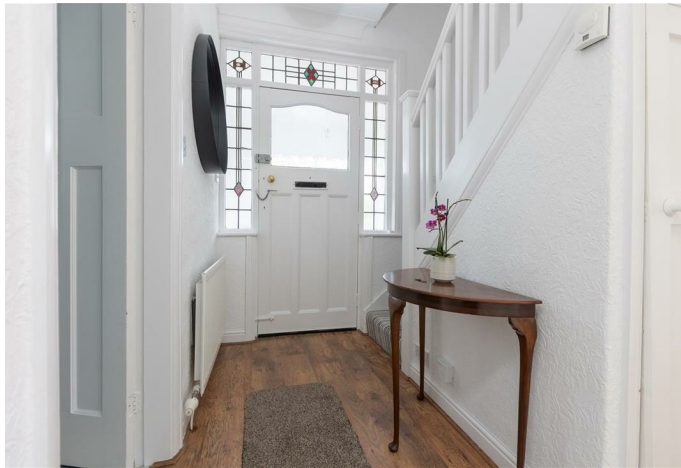




## 9 Willacy Parade, Heysham, Morecambe, LA3 1LT

A Simply Stunning home with ample WOW. Beautifully decorated, this property pops with colour and charm throughout. Cosy up in front of the multi fuel stove, or invite the whole family for a Sunday roast - there is ample room. With open plan living spaces and potential to add an ensuite, this home provides a buyer with an excellent amount of scope. Ground floor bedrooms and a bathroom, as well as a third bedroom with a walk in dressing room to the first floor. With off road parking for at least four cars or a motorhome/caravan, this property has the most amazing garage and carport, measuring nearly 40 feet long! A car enthusiasts dream. No Chain.

Located in a quiet and discreet position, this property is certainly well connected. With a 24 hour convenience shop and a bus stop a short walk away, Heysham itself is a vibrant seaside village with a busy community. With historic areas such as Heysham village and the Morecambe promenade a 5 minute driveway, stunning scenery surrounds this home. The Bay Gateway provides access to the M6 motorway making commuting less of a chore and with junior and secondary schools close by, this could easily be a family home or perfect for those looking to downsize, yet retain space for the family to visit.



## Layout (with approx. dimensions)

### Ground Floor

#### Entrance Porch

**7'10" x 5'5" (2.40 x 1.67)**

Of a wooden double glazed and brick construction, this fantastic room, provides ample storage for coats and shoes. With a tiled flooring, this room leads into:

#### Hallway

Fitted with a feature stain glass panelled door, with matching side windows, allowing ample natural light to fill the hallway. A welcoming space, fitted with stairs leading to the first floor, a useful understair storage cupboard, laminate flooring and a radiator.

#### Living Room

**13'10" x 12'3" (4.22 x 3.74)**

A spacious room, fitted with a feature multi-fuel stove, placed upon a stone slabbed hearth. With coving to the ceiling, two wall mounted lights, laminate flooring and a radiator. Steps lead down into:

#### Dining Room

**11'0" x 9'9" (3.36 x 2.98)**

The perfect space for the whole family to come together, and enjoy a wholesome Sunday roast. Fitted with two Velux double glazed windows and a wooden double glazed window overlooking the rear garden, this room is filled with amply natural light. With a UPVC double glazed door providing access to the rear garden, downlighters, laminate flooring and a radiator.

#### Kitchen

**12'1" x 6'10" (3.70 x 2.10)**

Fitted with a range of wall and base units with a complementary marble effect worktop over and a stainless steel sink unit with mixer tap with spray head and drainer. Fitted appliances include a freestanding cooker, with a four ring gas hob and extractor hood. With plumbing for a washing machine and dishwasher, and space for an undercounter fridge. With two wooden double glazed windows, a gas central heating boiler, downlighters and a radiator.

#### Bedroom One

**14'9" x 10'10" (4.51 x 3.32)**

A bright and spacious room, fitted with a wooden double

glazed box window, showcasing rooftop views towards Caton windmills. With coving to the ceiling and a radiator.

#### Bedroom Three

**9'11" x 8'4" (3.04 x 2.56)**

Fitted with a wooden double glazed window, showcasing rooftop views towards Caton windmills. With coving to the ceiling, laminate flooring and a radiator.

#### Bathroom

Fitted with a three piece suite consisting of a WC wash hand basin and a bath with a shower over and tiled surround. With a wooden double glazed frosted window, a wooden panelled ceiling and a heated towel rail.

#### First Floor

Stairs lead from the Entrance Hall, providing access to the third bedroom.

#### Bedroom Two

**11'9" x 12'9" (3.60 x 3.90)**

Fitted with a wooden double glazed window showcasing rooftop views towards Ingleborough and Caton Windmills. With access to a small loft space and a radiator.

#### Walk in Dressing Room

**7'8" x 6'11" (2.35 x 2.11)**

Previously a WC, this room would make a perfect ensuite. The vendor informs me that the original plumbing lies beneath the floorboards, and with enough space for a WC, wash hand basin and a bath.... The possibilities are endless. With a wooden double glazed window, this room would also be a perfect work from home office or a dressing room.

#### Outside

To the front of the property there is a fantastic block paved driveway, providing off road parking for at least 4 cars – perfect for a growing family or those with a caravan/motorhome. There are raised planted borders, a small vegetable plot perfect for those looking to grow their own. This leads to the rear of the property, where the block paved driveway extends, providing a low maintenance garden perfect for those with children to play securely or simply to sit out and relax. Steps lead down to a secure Carport and Detached Garage.

#### Detached Garage and Carport

**39'10" x 13'5" (12.16 x 4.11)**

A large carport with double doors leading from the roadside.

This provides a perfect area for working and maintaining vehicles, under cover with light. This leads to a detached garage, where a car can be store with ample room around it. Yes.... You read that correctly – A proper, useable garage. Fitted with wooden double doors, a wooden double glazed window, light and power. A car enthusiasts paradise.

#### Services

Mains electric, mains gas, mains water and mains drainage.

#### Council Tax

Band B – Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

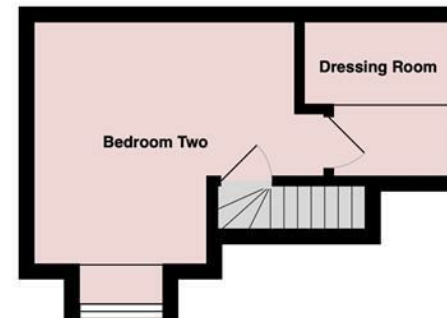
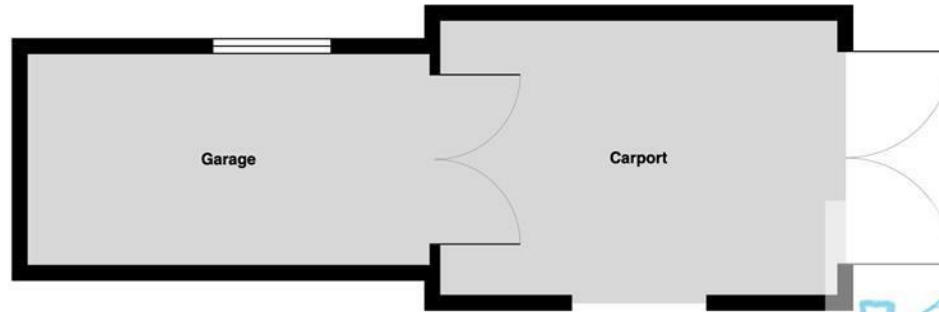
Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







| Energy Efficiency Rating                    |         |          |
|---|---------|----------|
|   | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| 92 plus <b>A</b>                            |         | 82       |
| (81-91) <b>B</b>                            |         |          |
| (69-80) <b>C</b>                            |         |          |
| (55-68) <b>D</b>                            | 64      |          |
| (39-54) <b>E</b>                            |         |          |
| (21-38) <b>F</b>                            |         |          |
| (1-20) <b>G</b>                             |         |          |
| Not energy efficient - higher running costs |         |          |

England & Wales EU Directive 2002/91/EC

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