



## 70 Oxcliffe Road, Heysham, LA3 1LX

A beautifully presented home, where everyone is catered for. This fantastic home has been designed with accessibility needs in mind. With useful ramps to the front and rear of the property, a wet room bathroom and a bedroom on the ground floor. Additionally, this sizeable home would ideally suit a family as this bungalow has a total of 3 bedrooms, Separate living and dining room, and an additional study area, as well as a useful rear utility porch. Externally the property has off road parking, with gardens to the front and rear.

Located in a highly accessible area, with the M6 bay gateway a short drive away and bus stops a stones throw away, this property is perfect for commuters. Heysham 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. With a 24-hour convenience shop a short stroll away, and junior and secondary schools close by, this property caters for all and would be perfect for a couple, a family home or perfect for those looking to downsize.



## Layout (with approx. dimensions)

### Ground Floor

#### Entrance Hall

Entered via a UPVC double glazed door with stain glass detailing, this spacious hall has coving to the ceiling, picture rail and wooden panelling. With stairs leading to the first floor, a useful understairs storage cupboard and a radiator.

#### Living Room

**14'10" x 12'6" (4.53 x 3.82)**

Fitted with a feature 1933 wooden fire surround and fender with a tiled hearth and tiled fire surround. A bright and light room, fitted with a UPVC double glazed bay window, wooden laminate flooring, picture rail and a radiator.

#### Dining Room

**11'7" x 10'11" (3.54 x 3.33)**

A bright and light second reception room, fitted with a feature gas fire in an open brick surround with wooden mantle. With a Vaillant gas central heating boiler discreetly place in a built-in storage cupboard, (serviced yearly and last serviced in June 2024). Fitted with a UPVC double glazed window, wooden panelled ceiling, coving, picture rail, wooden laminate flooring and a radiator.

#### Kitchen

**12'1" x 5'11" (3.70 x 1.82)**

Fitted with a Leitch kitchen in 2018, with a range of wall and base units with a complementary worktop over, and a one and a half stainless-steel sink unit with mixer tap and drainer. Fitted appliances include a Neff hide and slide electric oven, with a Samsung four ring ceramic hob and extractor above, and space for a fridge freezer. With a UPVC double glazed window overlooking the rear garden, PVC panelling to the ceiling, and a heated towel rail. An internal door leads into:

#### Utility Porch

**7'8" x 6'3" (2.34 x 1.92)**

Of a UPVC double glazed construction, with plumbing for a washing machine, space for a tumble dryer, tiled flooring and a radiator. A rear UPVC double glazed door provides access to the rear garden.

#### Bedroom One

**11'11" x 8'10" (3.65 x 2.70)**

A bright and spacious room, with a UPVC double glazed window, wooden laminate flooring and a radiator.

#### Wetroom

**8'10" x 6'7" (2.70 x 2.01)**

Fitted with a three-piece wet room suite consisting of a WC, wash hand basin and an open shower cubicle, with a panelled and tiled surround. With a UPVC double glazed frosted window, coving, extractor fan, radiator and a heated towel rail.

#### First Floor Landing

Stairs lead to a landing area, with doors leading to the bedrooms.

#### Study

**10'7" x 7'7" (3.24 x 2.32)**

This useful room, has restricted head height, but would lend itself to being a perfect work from home office space, a hobby room or simple an additional storage. Fitted with a Velux double glazed window and a radiator.

#### Bedroom Two

**11'7" x 8'9" (3.54 x 2.67)**

Another generous room, fitted with a UPVC double-glazed window and a radiator. With access to a small loft area and access to large eaves storage area.

#### WC Ensuite

**9'8" x 4'3" (2.96 x 1.30)**

Fitted with a two-piece suite consisting of a WC and wash hand basin set in a bathroom cabinet. With a Velux double glazed window, downlighters, a radiator and access to further eaves. There is ample scope to add a shower to this room by taking some space from the bedroom adjoining, which could create a perfect ensuite.

#### Bedroom Three

**8'9" x 7'10" (2.69 x 2.39)**

The smallest bedroom of the three but still a good-sized room. Fitted with Velux double-glazed window, access to further eaves storage and a radiator.

#### Outside

To the front of the property there is driveway providing off road parking for approximately 2 cars. This leads to small front garden with planted borders and mature trees and shrubs and ramp access leading to the front door. To the rear, a laid to lawn garden can be found, providing the perfect space for allowing children to play and be creative, in a safe environment. With planted borders incorporating mature shrubs and trees. There is also a flagged patio area perfect for

alfresco dining, with secure wooden fencing surrounding. Again, there is ramp access from the property into the garden, so it is perfect for those with additional mobility needs. There is also a wooden garden shed providing a perfect storage area, which is fitted with light and power.

#### Please note:

This fantastic property has been adapted for accessibility, with ramp access to both external doors and a bedroom and a bathroom on the ground floor, both equipped for additional needs. The rear of the property roof was slated, re-felted and upgraded with new gutting in 2013. The front roof was also upgraded in 2017 with new slates and new felt. At the same time the chimney was rendered and the front room bay window roof, was reinsulated and reroofed. The double glazed windows and front entrance door were also replaced in 2016 and the property has a full cavity wall insulation with a guarantee of 25 years which started in 2005.

#### Services

Mains electric, mains gas, mains water and mains drainage. This property is fitted with a Nest thermostat control.

#### Council Tax

Band B - Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

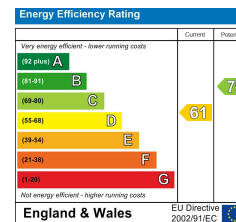
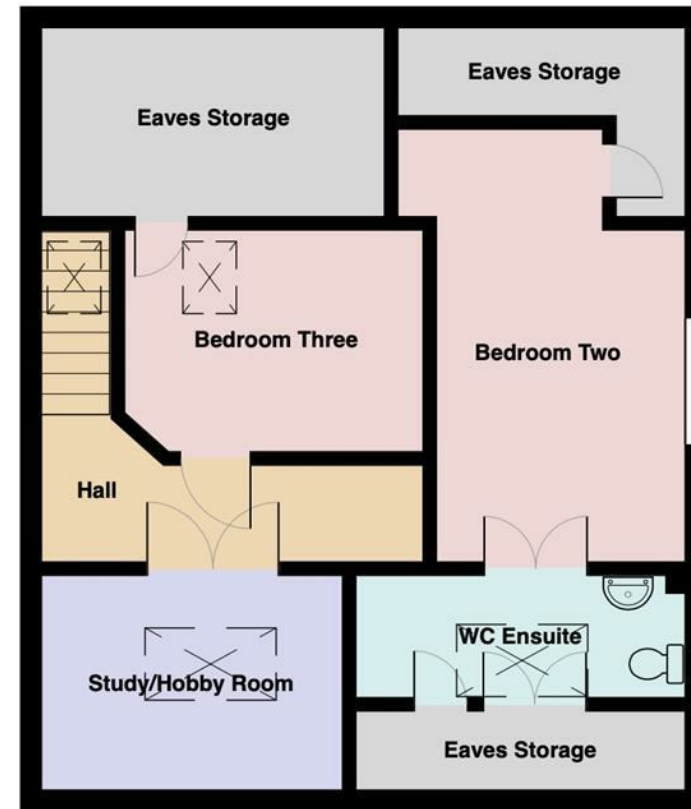
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