



### 3 Penrith Avenue, Heysham, Morecambe, LA3 2DJ

Are you looking for a property with incredible potential? If so we may have what you are looking for. This generous family home offers huge amounts of space, with breath-taking uninterrupted views across Morecambe Bay towards the Lakeland Fells. With a large garden to the rear, detached sizeable garage and ample off-road parking, this beautiful home is a blank canvas ready for someone to make their own. No Chain.

Situated in the prestigious Twemlow Parade area of Heysham, Penrith Avenue offers buyers a quiet and private location. With a spectacular backdrop of Morecambe Bay available from each room of the property, this home provides an ideal base for a growing family. With highly regarded local primary and secondary schools and local amenities including shops and eateries as well as the Bay Gateway leading to the M6 motorway, this property is perfect for those who commute.



## Layout (With Approx. Dimensions)

### Ground Floor

#### Entrance Porch

Fitted with a UPVC double glazed entrance door with matching double glazed windows, this leads into a spacious room. With a wooden single glazed door and windows with stain glass detailing, this leads into:

#### Entrance Hall

A bright and light hall with stairs leading to the first floor. With coving to the ceiling and a radiator.

#### Living Room

A warm and welcoming room, fitted with a gas fire place with wooden surround and a UPVC double glazed bay window with stain glass detailing. With coving to the ceiling and a radiator.

#### Dining Room

This beautiful room is fitted with a living flame gas fireplace set in a decorative wooden and marble surround. With a wooden double glazed box window showcasing views down a large, private garden. With coving to the ceiling and a radiator.

#### Inner Hall

A small inner hall leads from the Entrance into the Kitchen area. With a UPVC double glazed window and a useful storage area underneath the stairs.

#### Kitchen

Fitted with range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob and an electric oven with plumbing for a washing machine and space for a fridge freezer. With a wall mounted Vaillant gas central heating boiler and UPVC double glazed sliding doors which lead into the rear conservatory.

#### Conservatory

Of a wooden double glazed and brick construction. With a wooden double glazed rear entrance door and views overlooking the private rear garden.

#### Side Porch

A generous sized room with wooden single glazed windows and range of base units with a complimentary worktop over.

### First Floor Landing

Stairs lead from the Entrance Hall to a generous sized landing area. With a UPVC double glazed stain glass window, a picture rail and radiator.

#### Bedroom One

The first of three large bedrooms, this impressive room is fitted with a wash hand basin set in a cabinet with built-in wardrobes and surround. With a UPVC double glaze window with stain glass detailing to the front of the property. With two wall lights and a radiator.

#### Bedroom Two

This impressive room is fitted with a wooden double glaze window showcasing spectacular views across Morecambe Bay towards the Lakeland Falls. Sit back and watch the sunrise over a truly breath-taking setting. With a built-in double wardrobe, picture rail and radiator.

#### WC

Fitted with a low-level WC and a UPVC double glazed window.

#### Bathroom

Fitted with a four piece suite consisting of a WC, a wash hand basin, a large shower cubicle and a corner bath with a tiled surround. With a wooden double glazed window with impressive views across Morecambe Bay and a radiator.

#### Kitchenette

Originally the third bedroom, this room has been converted into a small kitchenette, fitted with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. With a heated towel rail and stairs leading to an impressive loft room.

#### Bedroom Three

This impressive room showcases some of the finest views across Morecambe Bay. With three values double glazed windows, built-in wardrobes and a storage cupboard, a dressing table and a wall mounted electric fireplace. This room has been designed to be self-contained making it perfect for somebody with older children to have their own space.

#### Outside

The front of the property there is a block paved garden with planted border providing easy maintenance. To the side a

tarmacked driveway provides off-road parking for approximately two cars, leading to a detached garage at the rear. A large laid to lawn garden can also be found with privacy hedging and planted borders. This provides the perfect backdrop for a family with little ones who love to roam and explore, or those who love gardening as there is ample space for additional planted borders and veggie plots.

#### Detached Garage

With an up and over door, two UPVC double glazed windows, a side entrance door and a Belfast sink, this incredible garage space is larger than most, and can house some cars with ease.

#### Services

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

#### Council Tax

Band D – 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	A		
81-91	B		
69-80	C		71
55-68	D	51	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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