



## 23 Seymour Avenue, Heysham, Morecambe, LA3 2JR

Situated in a quiet area of Heysham, this beautiful 2/3 bedroom bungalow is one not to be missed. Beautifully decorated and appointed throughout, this home is ready to move straight into and provides open views towards Williams Park in Lancaster, and the surrounding Lancashire Countryside. Owned by the same family for over 60 years, this stunning property has been lovingly maintained to create a low maintenance home for all to enjoy.

Located in the vibrant seaside village of Heysham, this property lies in close proximity to the Bay Gateway, providing easy access to the M6 motorway - perfect for commuters. With a plethora of seaside walks including Heysham head, half moon bay as well as the iconic Morecambe seafront. There are well regarded junior and secondary schools close by, this could easily be a family home or perfect for those looking to downsize, with ample space for family to visit.



## Layout (With Approx. Dimensions)

### Entrance Vestibule

Entered via UPVC double glazed door with decorative half window and tiled flooring. Leading to a beautiful entrance, with decorative stain glass detailing and solid wooden door, which leads into:

### Entrance Hall

A warm and welcoming entrance, with coving to the ceiling, a radiator and stairs leading to the first floor, with a useful understair storage cupboard.

### Living Room

**12'11" x 11'10" (3.95 x 3.62)**

Fitted with a gas fireplace set in a decorative surround, with complementary hearth. With three UPVC double glazed windows, coving to the ceiling and a radiator.

### Open Plan Living Kitchen

**18'11" x 10'0" (5.77 x 3.07)**

A beautiful open plan room, currently divided into two areas. Fitted with a feature log burning stove set on a tiled half with a beautiful red brick chimney breast surround. With built cupboards to either side of the alcove and a wooden window seat. This provides a perfect additional reception area or could easily be opened completely to have one large dining kitchen. The kitchen area is fitted with range of wall and base units with a complementary worktop over and a one and a half sink unit with mixer tap and drainer. Fitted appliances include five ring Smeg gas range oven, with an extractor hood above; An integrated slimline dishwasher and a fridge freezer. With a useful central island area providing a breakfast bar, two UPVC double glazed windows, coving and a door leading into:

### Rear Entrance

**5'10" x 2'8" (1.79 x 0.83)**

With a UPVC double glazed door providing access to the rear garden, and a glass ceiling allowing natural light to fill the home. With laminate flooring and a useful built in storage area. A UPVC door leads into:

### Conservatory

**13'4" x 5'10" (4.07 x 1.78)**

Fitted with a range of UPVC double glazed windows, with

glass ceiling. This beautiful room overlooks a rear private garden and is fitted with two wall lights and laminate flooring. This room open into:

### Bedroom Three/Second Sitting Room

**11'3" x 8'10" (3.44 x 2.70)**

Originally the third bedroom for the property, the vendors adapted this room to suit an elderly family member. They added an electric freestanding fireplace which can easily be removed transforming this room to its original use. With coving to the ceiling, laminate flooring and a radiator.

### Shower Room

**8'9" x 5'4" (2.68 x 1.65)**

Fitted with a three piece suite comprising a WC and wash handbasin set in a bathroom cabinet, with a feature jet spa shower cubicle. With a UPVC double glazed frosted window, extractor fan, downlighters, tiled Walls and flooring and a heated towel rail.

### WC

**5'9" x 2'8" (1.77 x 0.82)**

Fitted with a two suite comprising a WC and a wall mounted wash hand, With a UPVC double glazed frosted window, and tiled walls and flooring.

### First Floor Landing

**8'10" x 5'9" (2.70 x 1.77)**

This spectacular area is fitted with a feature handcrafted wooden orangery glass roof, with a complementary UPVC double glazed frosted window, allowing natural light to glide through the home. Fitted with a radiator, this area leads into:

### Bedroom One

**20'2" x 10'11" (6.17 x 3.34)**

A sizeable room fitted with a range of built-in wardrobes and eaves storage, providing ample storage. With a Velux double glazed window and a UPVC double glazed window showcasing view towards Williamson Park and the surrounding Lancashire countryside. With beams to the ceiling and a radiator.

### Outside

To the front of the property, there is a low maintenance garden with planted and stoned chipped borders, as well as off-road

parking for one car which leads to an attached garage. To the rear of the property, the low maintenance garden continues, with beautifully planted borders. A decorative circular flagged area and paved patios, providing the perfect area to sit out and relax, as well as a handy wood store and a summer house. A beautifully private area with secure wooden fencing and gates leading to either side of the property.

### Garage

**16'7" x 8'5" (5.07 x 2.59)**

Fitted with an up and over door, a rear pedestrian door leading into the garden, with light and power. There is also plumbing for a washing machine and space for tumble dryer.

### Services

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

### Council Tax

Band D - Lancaster City Council.

### Tenure

Freehold.

### Viewings

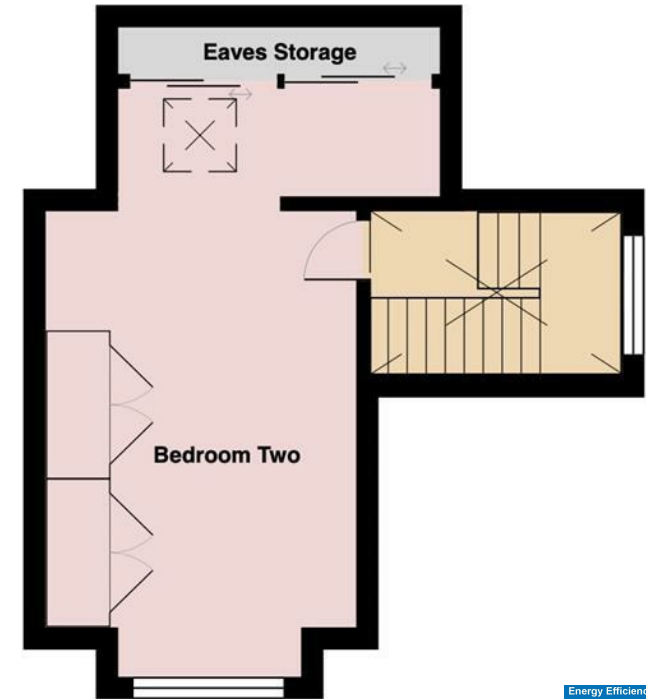
Strictly by appointment with Houseclub Estate Agents, Lancaster.

### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			71
(55-68) <b>D</b>		49	
(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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