





## 8 St. Johns Grove, Heysham, Morecambe, Lancashire, LA3 1ET

Positioned in the charming St. Johns Grove, in the coastal village of Heysham, this delightful three-bedroom semi-detached house offers a perfect blend of period character and modern convenience. Spanning an impressive 1,754 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining.

As you step inside, you will be greeted by the home's original features, which add a unique charm and warmth to the living space. The contemporary kitchen is well-equipped, providing a stylish area for culinary pursuits, while the white bathroom suite offers a fresh and clean aesthetic.

The property is ideally situated just a stone's throw from the stunning Morecambe Bay where you can enjoy breathtaking sunsets and the beauty of the coastline. The front and rear gardens provide ample outdoor space for gardening enthusiasts or for children to play, while the driveway accommodates parking for two vehicles, ensuring convenience for you and your guests.

This semi-detached house is not just a home; it is a lifestyle choice, offering a peaceful retreat in a desirable location. With its blend of character, modern amenities, and proximity to the bay, this property is a must-see for anyone looking to settle in the picturesque village of Heysham.



**Ground Floor**

**Entrance Hall**

**5'4" x 20'3" (1.65 x 6.18)**

Laminate flooring, leaded window to side aspect, radiator and twin ceiling lights.

**Lounge**

**12'10" x 16'10" (3.92 x 5.15)**

Feature cast iron fire place, double glazed bay window to front aspect, laminate flooring, radiator, ceiling light and recess shelving

**Dining Room**

**12'10" x 13'8" (3.92 x 4.18)**

Feature coal effect fireplace with a marble effect earth, double glazed window to rear aspect, laminate flooring, radiator and ceiling light with rose.

**Kitchen**

**10'4" x 10'9" (3.15 x 3.3)**

Modern fitted kitchen comprising a range of base and wall mouton units, five ring gas hob, integral Bosch oven and grill, wine fridge, space for large fridge freezer, sink and circular drainer unit. Double glazed window to rear and side aspect, radiator and ceiling lights.

**WC**

**4'7" x 5'4" (1.4 x 1.65)**

Low flush WC, vanity unit with wash hand basin, double glazed window to side aspect, radiator and ceiling light.

**First Floor**

**Bedroom One**

**12'10" x 16'10" (3.93 x 5.15)**

Large double bedroom with a double glazed bay window to front aspect, radiator, laminate flooring and ceiling down lighting.

**Bedroom Two**

**12'10" x 11'11" (3.93 x 3.64)**

Large double bedroom with a double glazed window to rear aspect, shelving, radiator and ceiling spot lighting.

**Bedroom Three**

**10'4'7" x 7'9" (31.9 x 2.37)**

Double bedroom with a feature double glazed bay window to rear aspect, walk-n wardrobes, radiator and ceiling down lights.

**Study / Bedroom Four / Office**

**5'4" x 9'5" (1.64 x 2.88)**

Versatile room with various uses including a spare single bedroom (with reduced head height, a walk in wardrobe or a study. Potential to convert into an ensuite for bedroom one. Velux window and ceiling light.

**Bathroom**

**7'3" x 6'2" (2.23 x 1.88)**

Three piece suite comprising a panel bath, a corner shower cubicle and a pedestal wash hand basin. Double glazed window to side aspect, chrome heated towel radiator and ceiling light.

**WC**

**2'7" x 6'7" (0.81 x 2.03)**

Low flush wc, double glazed window to side aspect and ceiling light.

**Basement**

Potential to convert into further living accommodation with the basement spanning across the full size of the building.

**Utility Room**

**10'4" x 13'11" (3.15 x 4.26)**

With power and lighting, plumbing for washing machine and space for dryer, plenty of room for storage.

**Workshop / Store**

**11'1" x 15'9" (3.4 x 4.81)**

With power and lighting.

**External**

Well maintained rear garden with a variety of seating areas, including a raised decking area, a relaxing bespoke bench seating space with pergola above and a timber summer house complete with power, lighting and within reach of the house wifi connection. Further benefits include a brick built pond and well stocked borders. To the front is a bloc paved driveway

providing off road parking for at least two vehicles, alongside mature garden frontage that provides pleasant privacy from the road.

**Services**

The home is served by gas, electric and mains water and drainage.

**Tenure**

The property is freehold with a title number LA865126

**Council Tax**

Band D via Lancaster City Council

**Viewings**

Strictly by appointment via Houseclub Estate Agents.

**Energy Performance Certificate**

Available online or by contacting our office for further information.

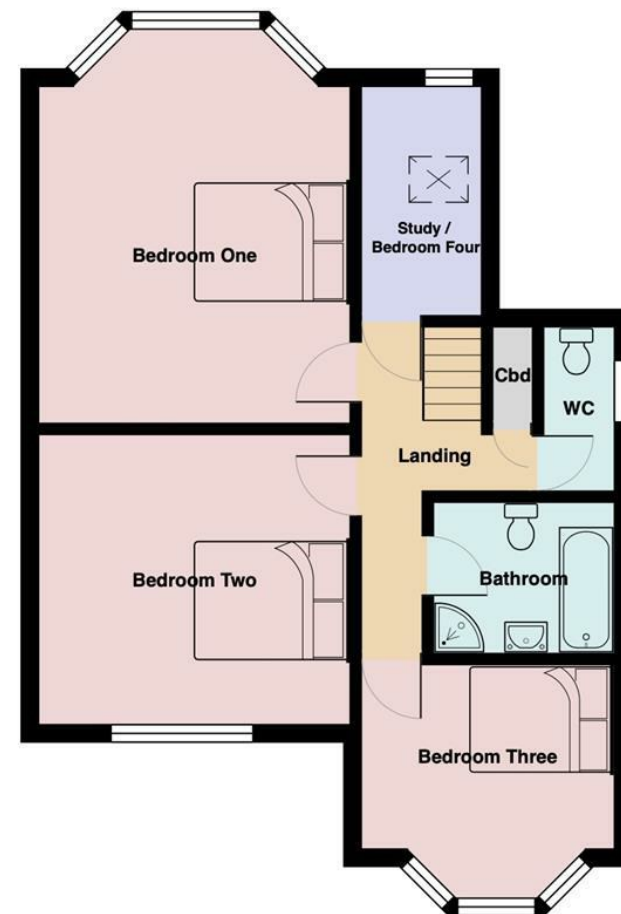












| Energy Efficiency Rating                    |         |          |
|---------------------------------------------|---------|----------|
|                                             | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| (92-100) <b>A</b>                           |         |          |
| (81-91) <b>B</b>                            |         |          |
| (69-80) <b>C</b>                            |         |          |
| (55-68) <b>D</b>                            |         |          |
| (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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