



7 Wesley Drive, Heysham, Morecambe, Lancashire, LA3 2BS

Situated on a cul-de-sac in Heysham, this three bedroom detached house offers excellent transport links and amenities on your doorstep, bursting with potential to create an impressive family home. With a generous 1,227 square feet of living space, this property boasts a striking Tudor-style façade that adds character and charm.

Inside, you will find a large multi-functional living room, perfect for family gatherings and entertaining guests. The property features three well-proportioned bedrooms, ensuring ample space for family members or guests. Additionally, there is a well-presented three-piece bathroom located downstairs, complemented by a separate WC upstairs for added convenience.

The exterior of the property includes a low-maintenance rear garden, featuring a paved patio area and an artificial grass lawn, making it perfect for outdoor enjoyment without the hassle of extensive upkeep. Parking is also a breeze, with space on the paved driveway to the front to comfortably fit two vehicles.

While the property is in need of updates, it presents a fantastic opportunity to create a stunning family house tailored to your personal taste. With its period charm and spacious layout, this house is ready to welcome its new owners and become a cherished family home.



Hall

13'10" x 7'3" (4.23 x 2.21)

A central hallway greets you as you enter the home, with a solid wood floor and period stained glass front door, plus two double glazed windows either side which provide natural light. The walls are in need of finishing, with a painted dado rail and skirting, so you can choose the look and feel of the finished entrance hall. Multiple spotlights in the ceiling make it bright and welcoming whatever the time of day and there's ample space for storage solutions and seating.

Reception Room

22'0" x 15'0" (6.71 x 4.58)

An expansive reception room at the front of the property offers the ideal space to host family gatherings, or to relax with friends in an evening. With solid wood flooring tying it to the rest of the downstairs, there is ample space for a large corner sofa, family dining table and an array of storage and display units, so you won't be short of space to create your dream living room. Tri-aspect double glazed windows offer plenty of natural light, with a double panel radiator on each side making it a bright and comfortable space to enjoy with friends and family. Period coving runs around the perimeter of the room, with a small serving hatch through to the kitchen, two wall lights and a striking central ceiling light completing the spacious reception room.

Kitchen

11'6" x 11'4" (3.53 x 3.47)

A well-proportioned kitchen at the rear of the property boasts solid wood flooring which ties it to the rest of the downstairs. A double glazed window on the side aspect and a small single glazed window on the rear aspect provide natural light with a multitude of spotlighting in the ceiling for use in the evenings. The kitchen features space for a freestanding four ring gas hob with double oven, 1.5 sink and drainer plus below counter space for a washer and dryer, with room for a freestanding fridge freezer by the entrance, so you have everything you need for busy family life. An external UPVC door leads out to the garden.

Bathroom

10'4" x 7'1" (3.16 x 2.18)

The main bathroom for the property sits at the rear of the downstairs hall, with steps down onto the vinyl tiled floor. Comprising of a bathtub with overhead shower, low flush toilet, pedestal sink and heated towel rail, it's got everything you need for busy family life. Well-presented, with a teal tiled backsplash and shower enclosure, plus a large frosted double glazed arched

window on the rear aspect and spotlighting in the recently plastered ceiling, the room feels fresh and bright.

Middle Landing

7'11" x 7'3" (2.42 x 2.22)

A good sized middle landing offers space for a home office, reading area or storage area, with an original arched single glazed window on the rear aspect providing daylight. Laminate wood flooring and spotlights above make it a bright and versatile space that you can design to your needs.

Landing

15'10" x 7'4" (4.85 x 2.24)

A versatile landing space boasts a large double glazed window on the side aspect with a single panel radiator and seating nook below. In need of cosmetic updates, it currently features unfinished walls and green painted floorboards, connecting the upstairs bedrooms and WC. Multiple ceiling spotlights make it a bright space even in the evenings, with a storage cupboard beside the reading nook ideal for storing away household gadgets and clutter.

WC

5'6" x 3'11" (1.69 x 1.21)

A well-proportioned WC services the first floor, with a low flush toilet, sink unit with storage and a heated towel rail behind the door. Durable vinyl flooring and an extractor fan make it a practical space, with a white painted ceiling, statement wallpaper and spotlighting making it feel bright.

Airing Cupboard

4'4" x 1'4" (1.34 x 0.41)

A large built in storage cupboard sits outside of the upstairs WC with shelving making it a great place to store towels and linen along with the rest of the items needed for a busy household, on hand but out of sight.

Bedroom 1

15'1" x 11'9" (4.60 x 3.59)

A spacious double bedroom sits at the front of the property with four double glazed window on three aspects that fill the room with natural light. With plenty of space to configure the room to meet your needs, it currently houses a king size bed, bedside tables, dressing table, two freestanding wardrobes and drawer units without feeling overcrowded. A comfortable main bedroom, with a double panel radiator and integrated wall lights for use in the evening.

Bedroom 2

11'5" x 9'10" (3.48 x 3.00)

A well-proportioned double bedroom off the landing features a laminate wood floor with a large double glazed window and single panel radiator on the side aspect. Currently utilised as a children's bedroom with a platform bed and a single bed, there's ample space to design the layout to meet your family's needs. Bright statement wallpaper gives a pop of colour, with a central ceiling light for use in the evenings.

Bedroom 3

11'5" x 7'5" (3.48 x 2.27)

A small double bedroom sits beside the WC, with dual aspect double glazed windows providing plenty of natural light. A double panel radiator sits against the half panelled walls with a central ceiling light making it a warm and welcoming bedroom. Currently used as a playroom with a sofa and storage solutions, it is in need of decor updates so you can decide on the finished look and usage to meet your needs. A hatch in the ceiling provides access to the attic.

Garage

22'7" x 14'1" (6.90 x 4.31)

A large garage sits off the driveway, with an up and over door from the front and a side access door from the garden. The corrugated roof is in need of repair, with a single glazed window on the side aspect out to the garden. A great space for vehicle storage or a home workshop, it could also be removed to expand the useable garden space depending on your needs.

Rear Garden

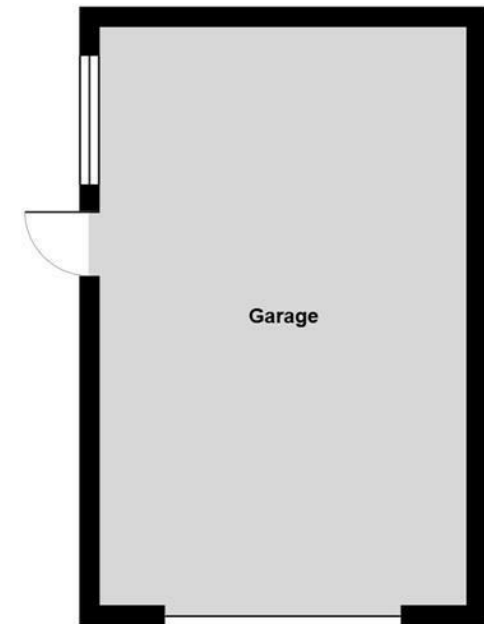
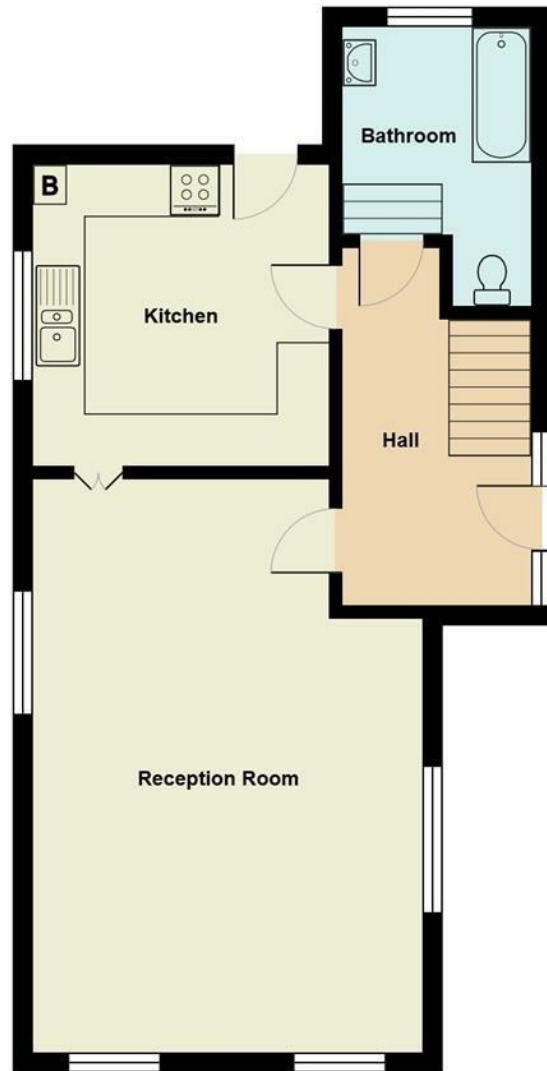
A good sized rear garden features a flagged patio seating area directly behind the house, with an artificial grass lawn and raised platform ideal for a shed or trampoline. With fencing and walls on all sides, and a secure side gate to the drive, it's a safe space for children and pets.

Exterior

A large flagged driveway sits to the front of the property offering off road parking for two cars comfortably or larger vehicles such as campervans. Two period gateposts offer a glimpse of the history of the house, with cast iron fencing that matches the period of the property. An established tree and planting beds offer space for the green fingered to improve the kerb appeal of the house.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

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