



20 Chaffinch Close, Heysham, Morecambe, Lancashire, LA3 2GT

A well-presented, four bedroom modern townhouse on the family-friendly Heysham Mossgate development. Boasting excellent transport links to Heysham village, the Bay Gateway and the motorway, this house is an ideal hub for busy family life, with excellent nurseries and primary schools nearby. You are a short drive from the coast, with beaches and coastal walks, ready for exploring.

The property has been updated by the current owners to create a move-in-ready home, with contemporary styling and high end finishes. Works include a new Wren kitchen with integrated appliances, a new master bedroom ensuite, high-quality flooring throughout and a landscaped garden. Split over three floors, the house comprises of a large kitchen diner, WC and integral garage on the ground floor. The first floor features a well-proportioned living room, the main bathroom and a double bedroom currently used as a home office. The top floor consists of two double bedrooms, one with a dedicated ensuite, and a versatile single bedroom. A great house for couples, professionals and families, it's spacious interior gives everyone a space of their own, with plenty of room to tailor to your lifestyle. The rear garden offers a low-maintenance outdoor area, perfect for hosting friends and family.

This beautifully presented property is just waiting for you to move in and start your new chapter in a convenient Heysham location. Contact us today to book a viewing!



Ground Floor

Hallway

15'8" x 6'6" (4.80 x 2.00)

A bright modern hallway greets you as you enter the property. With high-quality, hardwearing Floors For Paws flooring and white painted walls, it has a light, airy feel, forming an inviting entrance to this stylish home.

Kitchen Diner

15'10" x 10'5" (4.84 x 3.20)

A well-presented contemporary kitchen diner spans the rear of the ground floor, offering space for cooking, dining and entertaining. Installed two years ago by Wren Kitchens, it's a great size and filled with light from the double glazed window and French doors out to the garden, allowing the space to be opened up in the warmer months. Stylish light wood cabinetry offers an abundance of storage space, set above and below the laminate work surface, contrasting against the dark wood Floors For Paws durable laminate flooring. Appliances include a four ring induction hob with Zanussi extractor fan above, integrated fridge and freezer, integrated double oven and undercounter space for a washing machine and dishwasher (with white goods up for negotiation). The Potterton boiler for the property has been regularly serviced and maintained. The dining area can comfortably house a family dining table, with striking statement wallpaper providing the backdrop to meals with friends and family. Two ceiling lights make it a great space for entertaining in the evenings, with a sliding door leading through to the hallway at the front.

WC

6'5" x 3'0" (1.96 x 0.92)

A bright, practical WC on the ground floor is a useful addition for visitors and small children. Featuring a low flush toilet, pedestal sink, double panel radiator and a central ceiling light, with access from the ground floor hallway.

Garage

15'8" x 8'10" (4.80 x 2.71)

The integral garage can be accessed by an up and over door from the front or through an internal doorway from the ground floor hallway. A great space for storage, vehicles or a home workshop it also provides utility space with power and a countertop, great for keeping on top of laundry in busy households. Sockets around the garage gives you flexibility in its configuration and use.

First Floor

Living Room

15'10" x 10'6" (4.85 x 3.21)

The living room sits on the first floor and features Floors For Paws flooring, tying it to the ground floor living spaces. French doors fill the space with natural light and provide access to the Juliette balcony, with a double glazed window on the rear aspect adding to the bright spacious feel. Two ceiling lights make it equally as welcoming in the evenings, with

a double panel radiator for added comfort. There is ample space on the floor for a sofa and a desk, making it a multi-functional room that you can tailor to your needs.

Bathroom

8'10" x 5'7" (2.71 x 1.71)

The main bathroom has been updated in recent years and features a bathtub with overhead shower, low flush toilet and a large modern sink unit. A double radiator sits above the hardwearing Floors For Paws flooring, giving a stylish and practical finish. Spotlighting in the ceiling adds to the modern look and feel, with tasteful decoration and wood effect backsplash completing the well-presented main bathroom.

Bedroom 4

7'5" x 6'6" (2.28 x 2.00)

A well-proportioned double bedroom on the first floor is currently used as a home office and hobby room but would make a fantastic bedroom too. With a double glazed window on the front aspect and Floors For Paws flooring tying it to the rest of the home, it's a light and inviting space that you can tailor to your needs. A central pendant light and double panel radiator make it useable all year round, with space for a bed, desk and shelving.

Second Floor

Bedroom 1

15'10" x 9'6" (4.83 x 2.90)

A large double bedroom forms the master suite, with a double glazed window on the front aspect, flooding the room with light throughout the day and a central pendant light for evening use. A great space, there is ample room for a double bed, and large freestanding wardrobes on the durable Floors For Paws flooring, so you can design the room to fit your lifestyle. Tastefully decorated with statement wallpaper and a neutral colour scheme, it's a well-presented, welcoming sleeping space. The dedicated ensuite is accessed via an internal doorway at the foot of the bed.

Ensuite

9'8" x 6'1" (2.95 x 1.86)

Installed in the last two years, the ensuite for the master bedroom features a walk in shower enclosure, low flush toilet and sink with storage below. An extractor fan keeps the room clean and dry, with a frosted double glazed window on the front aspect making it a bright space to get ready in each morning. The contemporary green wall colour complements the statement brick wallpaper, with natural wood patterns tying it to the main bathroom and completing the stylish look.

Bedroom 2

10'7" x 9'0" (3.25 x 2.75)

A double bedroom at the rear of the house boasts two Velux skylights that flood the room with light from above. A small double panel radiator sits above the carpeted floor, with ample room for a double bed, and

wardrobes and drawers that are up for negotiation. Decorated with calming blue hues and statement wallpaper, it's a great bedroom to relax and unwind in the evenings.

Bedroom 3

10'2" x 8'11" (3.10 x 2.72)

A single bedroom on the top floor offers a versatile space, whether used as a bedroom, dressing room or home office. Two skylights in the sloped ceiling provide plenty of daylight, with a carpeted floor below. A double panel radiator adds to the comfort of the space.

Airing Cupboard

3'1" x 2'11" (0.95 x 0.89)

AN airing cupboard off the top floor landing houses the serviced hot water tank for the house.

Attic

With an access hatch over the top floor landing, the attic offers additional storage for bulkier items and long term storage, keeping the clean, modern feel of the rest of the home.

Rear Garden

A low maintenance, sun-filled rear garden has had a large composite deck added in 2021, surrounded by a paved patio, providing the perfect spot to socialise and soak up the sun. Fenced on all sides, it's a safe and secure space for small children and pets, with room for planters and decorations, so you can create your own private oasis. A rear gate provides access to the shared alley behind.

Exterior

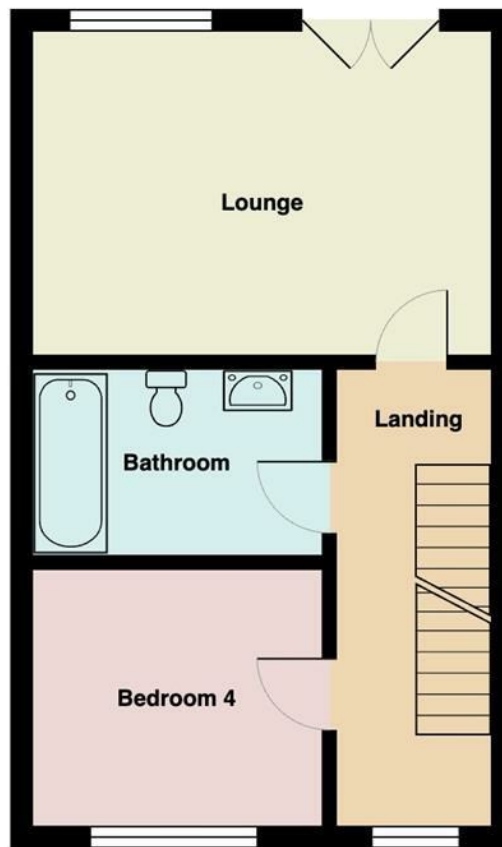
The front of the house features a driveway in front of the garage with space for off-road parking for two vehicles. An external plug means you can charge electric vehicles and run powered equipment with ease.

Additional Information

Leasehold (231 years remaining). Council Tax Band C.







Energy Efficiency Rating		
	Current	Potential
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		EU Directive 2002/91/EC

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