



15 Seathwaite Avenue, Heysham, Morecambe, LA3 1JR

A well-presented three bedroom semi-detached house at the end of a quiet cul-de-sac in Heysham. Within easy reach of local shops, schools and amenities, it's a convenient base for busy life, perfectly suited for couples, professionals and small families.

Tastefully decorated, the property boasts two well-proportioned living rooms, a kitchen and utility porch on the ground floor. Upstairs two spacious double bedrooms and a versatile single bedroom are serviced by the family bathroom, with a separate WC. Externally a low maintenance rear garden offers lots of space for seating and outdoor equipment, so you can design it to your taste and enjoy the warmer weather. A driveway runs down the side of the property offering off-road parking for cars and campervans.

The house has been recently updated by the current owners, with new windows added, roof repairs, new flooring, replastering and fresh decoration. You can move in, add your mark and start your new chapter with ease.

Don't miss out on making this well-presented house your new home, contact us today to book a viewing!



Hall

15'5" x 6'1" (4.70 x 1.87)

A bright, welcoming hallway greets you as you enter the home, with a UPVC front door from the driveway and a frosted double glazed window beside. Featuring laminate wood flooring and a monochrome colour scheme it's a modern feeling entrance way to the home. There's open storage space beneath the staircase, with a frosted double glazed window on the side aspect and a single panel radiator on the opposite wall. A small built in cupboard beside the door houses the fuse box for the house.

Reception 1

12'4" x 12'0" (3.78 x 3.68)

A well-proportioned living room boasts a double glazed bay window on the front aspect making it a bright room perfect for entertaining and relaxing. With space for two sofas on the carpeted floor, a single panel radiator and alcoves either side of the fireplace it's a large room that you can configure to your taste. Statement wallpaper and grey painted coving give the space a contemporary feel in keeping with the rest of the house.

Reception 2

12'0" x 11'10" (3.68 x 3.62)

A second reception room at the rear of the house offers space for seating or dining, with a grey carpeted floor and warm, neutral wall decoration. A double glazed window on the rear aspect looks out to the garden providing daylight with a ceiling light point. Alcoves either side of the chimney breast offer additional storage space for units, with a single panel radiator against the wall by the entrance.

Kitchen

9'2" x 6'7" (2.81 x 2.02)

A fitted kitchen sits off the central hallway, with a glass paned door letting light flow through the house. With a vinyl wood effect floor, grey cabinetry and a light wood laminate surface, it's a well-presented space with plenty of storage and space for food preparation. Appliances include a freestanding fridge freezer (up for negotiation), a freestanding double oven with a four ring hob, a sink and drainer and a wall-mounted extractor fan. A double glazed window on the side aspect offers natural light, with an internal door through to the utility porch.

Utility Porch

4'7" x 3'7" (1.42 x 1.11)

A utility porch sits off the kitchen, with space for a washer dryer, keeping appliance noise to a minimum in the rest of the home.

Dual aspect double glazed windows and a glass paned UPVC door make it a bright practical space, with a central ceiling light for evenings. White painted brick walls and a concrete floor complete the practical room.

Landing

10'10" x 6'7" (3.31 x 2.03)

A carpeted landing connects the bedrooms with the bathroom and WC. A double glazed stained glass window on the side aspect offers natural light, with a central ceiling light for evening use. White painted walls and woodwork add to the sense of space, with a hatch in the ceiling to access the attic.

Bathroom

6'7" x 6'0" (2.03 x 1.84)

A tiled bathroom sits at the back of the house, with a shiplap ceiling and vinyl wood effect flooring. Featuring a bathtub with overhead shower and a sink with storage below, with a single panel radiator against the wall. A frosted double glazed window on the rear aspect provides plenty of natural light. Functional but in need of modernisation, you can design the space to fit your needs.

WC

4'0" x 2'7" (1.24 x 0.81)

A modern WC sits off the landing beside the main bathroom, perfect for busy families. Half tiled walls and grey wallpaper gives a sleek modern feel, with a low flush toilet on the vinyl tile effect flooring. A frosted double glazed window on the side aspect provides daylight with a central ceiling light for evening use.

Bedroom 1

12'0" x 11'11" (3.66 x 3.65)

A spacious, tastefully decorated double bedroom at the front of the house benefits from a double glazed window that fills the space with light. There is ample space on the carpeted floor for a king size bed and bedside tables, with plenty of storage provided by fitted sliding door wardrobes either side of the chimney breast, with the slide rail running the length of the room allowing the wall mounted TV to be hidden away when not in use. A single panel radiator sits against the wall by the entrance with a central ceiling light completing the comfortable main bedroom.

Bedroom 2

12'0" x 11'11" (3.66 x 3.65)

A large double bedroom sits at the rear of the house, with a double glazed window overlooking the garden. There's plenty of room on the carpeted floor for a double bed and storage units, so

you can choose the configuration that works best for you. A pastel green features wall creates a contemporary feel, with alcoves either side of the chimney breast for additional storage. A single panel radiator sits against the wall, with a central ceiling light above.

Bedroom 3

6'9" x 6'8" (2.06 x 2.05)

A single bedroom at the front of the property has a carpeted floor and a statement wallpaper wall, with a picture rail running around the perimeter of the room. Great for use as a child's bedroom, home office or hobby room, a double glazed window on the front aspect and a central ceiling light make this a bright and versatile space.

Attic

Accessed by a hatch over the landing, the attic provides plenty of potential storage space to keep the home clear and clutter-free. With double fibreglass insulation, it also helps to keep the house warm through the winter months.

Rear Garden

A well-proportioned rear garden features a large paved patio seating area, perfect for soaking up the sun and hosting friends and family. An existing garage has been partially removed to expand the space, with the base still remaining should you wish to reinstate it. Brick walls surround the garden, with a gate to the driveway to the front, making it a safe and secure space for children and pets. A great low maintenance space that you can tailor to your needs.

Exterior

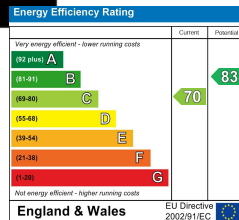
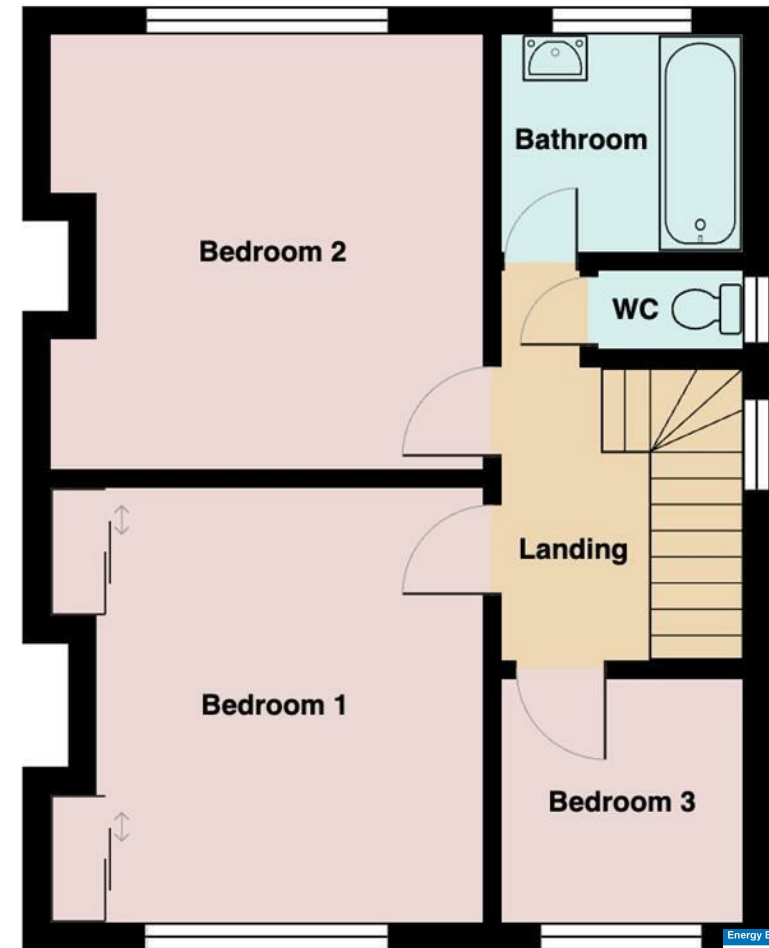
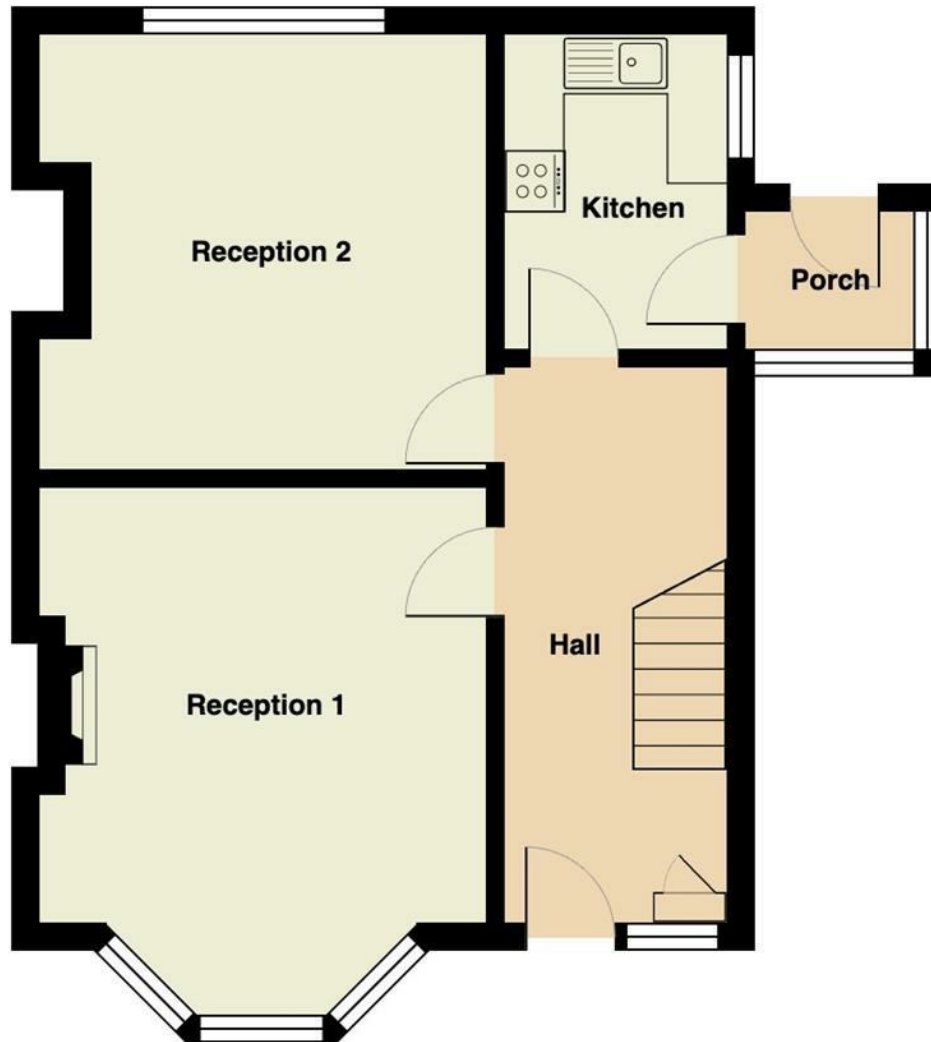
A driveway at the front of the property offers off-road parking for cars and campervans, with a gate at the side of the property leading to the rear garden. A small gravel bed and low wall at the front of the house provides space for planting, adding to the kerb appeal of the property.

Additional Information

Freehold. Council tax band C.







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