





Perfectly Located

Settled in the heart of Heysham this property offers easy access to supermarkets, shops, bars and amenities making it a convenient location for busy life. Mossgate nursery is just around the corner so it's great for young families and a future proof home for couples, with excellent local primary schools and public transport to secondary schools and colleges. Heysham village has a range of independent shops, restaurants and stunning natural landscapes for you to enjoy, so you'll never be short of things to do nearby. Transport links offer access to the surrounding area with Morecambe, Lancaster and the M6 motorway all easily accessible, perfect for professionals and commuters.

Let's Look Inside

The property is well-presented and modernised throughout, allowing you to move in and start enjoying your new chapter with ease. The current owners have carried out updates since purchase including a new kitchen, updated bathroom fixtures, new flooring, replacing the boiler and adding new radiators giving you peace of mind that the property is in good condition.

A spacious living room at the front of the home offers space to gather family and friends with an internal door through to the contemporary kitchen which was installed in 2019, great for hosting dinner parties. Two double bedrooms provide welcoming sleeping spaces, with a stylish main bedroom at the front of the house and the smaller double at the rear, currently used as a nursery. The well-appointed bathroom sits by the entrance to the home with a three piece suite and new heated towel rail making it a pleasure to get ready in each day. Above the property, a part boarded and insulated attic space offers a great space for long term storage, with potential for future conversion as many neighbours have done.

Step Outside

The property boasts front and rear gardens, great for avid gardeners and providing well-proportioned spaces to sit back and soak up the sun, or host family and friends during the warmer months. The rear garden features a decked seating area at the rear of the house with an external door from the kitchen space. A well-maintained lawn is bordered by planting

beds, adding greenery and life to the private garden. A raised gravel area to the back of the plot offers space for additional seating and BBQs with a shed behind the garage for gardening equipment and outdoor toys. Fenced on all sides it's a safe and secure space for small children and pets to enjoy, with a side gate providing access to the driveway at the side of the house. A small external store room houses the Main boiler and utility meters for the property, with power and hanging space for outdoor accessories.

A detached garage sits at the end of the driveway, with double doors from the front and a side door from the garden. The perfect space for a home workshop, two single glazed windows on the side aspect provide natural light with ample space for workbenches and shelving beneath the pitched roof.

The front of the property has a low maintenance front garden with planting and space for decoration to give the house good kerb appeal, separated from the street by a white painted low wall. A tarmac driveway runs up the side of the house and offers off-road parking for three vehicles.

Lounge

18'4" x 10'11" (5.61 x 3.33)

A well-presented lounge at the front of the property featuring a double glazed window, modern electric fireplace and double panel radiator. There is ample room for sofas and storage solutions, with alcoves either side of the chimney breast offering additional space. Wall lights and a central ceiling light make it welcoming and useable in the evenings, with glass-paned doors through to the hall and kitchen.

Kitchen

9'8" x 7'7" (2.96 x 2.32)

Installed in 2019, this contemporary kitchen is well-presented with everything you need for busy households. Appliances include a four ring gas hob, integrated oven, extractor fan and a sink and drainer in the laminate worktop. There is under counter space for a washing machine and floor space for a fridge freezer. White cabinetry and a white subway tiled backsplash contrast against the dark wood laminate flooring and complete the stylish kitchen space. An external door leads out to the decked seating area in the rear garden.

Bathroom

6'10" x 5'6" (2.09 x 1.69)

A three piece bathroom including a low flush toilet, pedestal sink and a bathtub with overhead shower. A new white heated towel rail sits against the half tiled walls with a vinyl floor providing a stylish yet practical surface that is easy to clean. A frosted double glazed window on the side aspect offers natural light with a central light for evening use.

Bedroom 1

11'10" x 9'9" (3.63 x 2.98)

A generous double bedroom at the front of the property with a double glazed window providing plenty of natural light. Laminate flooring runs through the space with plenty of room for a double bed, wardrobes and dressing table so you can configure the space to fit your needs. Power sockets and a wall-mounted Tv afford flexibility in its setup, with a recently installed double panel radiator completing the bright, inviting bedroom.

Bedroom 2

9'8" x 6'11" (2.96 x 2.13)

A small double bedroom at the rear of the property featuring laminate flooring and a double glazed window looking out into the green rear garden. Currently used as a nursery, it would also make an excellent second bedroom, home office or hobby room depending on your requirements. A pendant light at the centre of the room makes it bright and useable in the evenings.

Garage

15'8" x 7'4" (4.78 x 2.26)

A detached garage sits at the end of the driveway and offers the perfect space for a home workshop or vehicle storage. Double doors from the front provide access with a side door into the rear garden. Two windows on the side aspect provide daylight into the workspace.

Additional Information

Freehold.

Council Tax Band B.

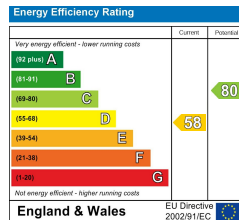






Total Area: 64.3 m² ... 692 ft²

All measurements are approximate and for display purposes only



Your Award Winning Houseclub

