





Inside The Home

Entry is via a double UPVC front door into a spacious and welcoming hallway, setting the tone for the accommodation throughout. To the front of the property sits a generous lounge overlooking the street, enhanced by a bay window that fills the room with natural light. A modern feature chimney breast incorporates stylish shelving and an electric fire, creating an attractive focal point. The dining room is positioned to the rear and benefits from patio doors opening directly onto the large rear garden, ideal for both everyday living and entertaining. This room also features a contemporary designed chimney breast with integrated shelving, continuing the property's modern aesthetic. Individually designed, the kitchen is finished in modern grey and natural tones and offers excellent space for cooking and preparation. The sink is positioned beneath a window overlooking the side access, providing pleasant natural light. Off the kitchen is an open utility area housing the rear door, offering additional cupboard storage and valuable worktop space.

To the first floor, the property offers three well-proportioned bedrooms, comprising two doubles and a single. The front-facing double bedroom benefits from fitted wardrobes spanning an entire wall, along with a bay window incorporating a bespoke fitted desk, an excellent example of thoughtful craftsmanship and clever use of space. The remaining bedrooms are served by a modern family bathroom, fitted with a contemporary three-piece suite, overhead shower and finished in stylish grey tones.

This beautifully presented home offers modern living with well-considered design throughout and is not to be missed.

Let's Take A Closer Look At The Area

Located in the vibrant seaside village of Heysham, this busy community caters for all. With historic areas such as Heysham village and the breath-taking Morecambe promenade a 5-minute drive away, stunning scenery surrounds this home. With a 24-hour convenience shop a short stroll away, and junior and secondary schools close by, this property is perfect for couples, families, or perfect for those looking to downsize, whilst retaining a manageably spacious home. Situated in a highly accessible area with the

M6 bay gateway a short drive away and bus stops within walking distance, this property really does cater for all.

Let's Step Outside

To the front of the property there is a substantial concrete hardstanding providing space for approximately two vehicles. Please note, the kerb is not currently dropped and therefore this area cannot be classed as official off-street parking; prospective purchasers may wish to make their own enquiries with the local authority regarding the possibility of obtaining the required permissions.

Gated side access leads to the rear garden, which is fully enclosed by fencing, offering a good level of privacy and security. The rear garden has been designed with low maintenance in mind, featuring gravel sections complemented by modern flagged seating areas which are ideal for sitting out and enjoying the fresh air and sunshine. A wooden garden shed provides practical external storage.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number LAN17972

Council Tax Band

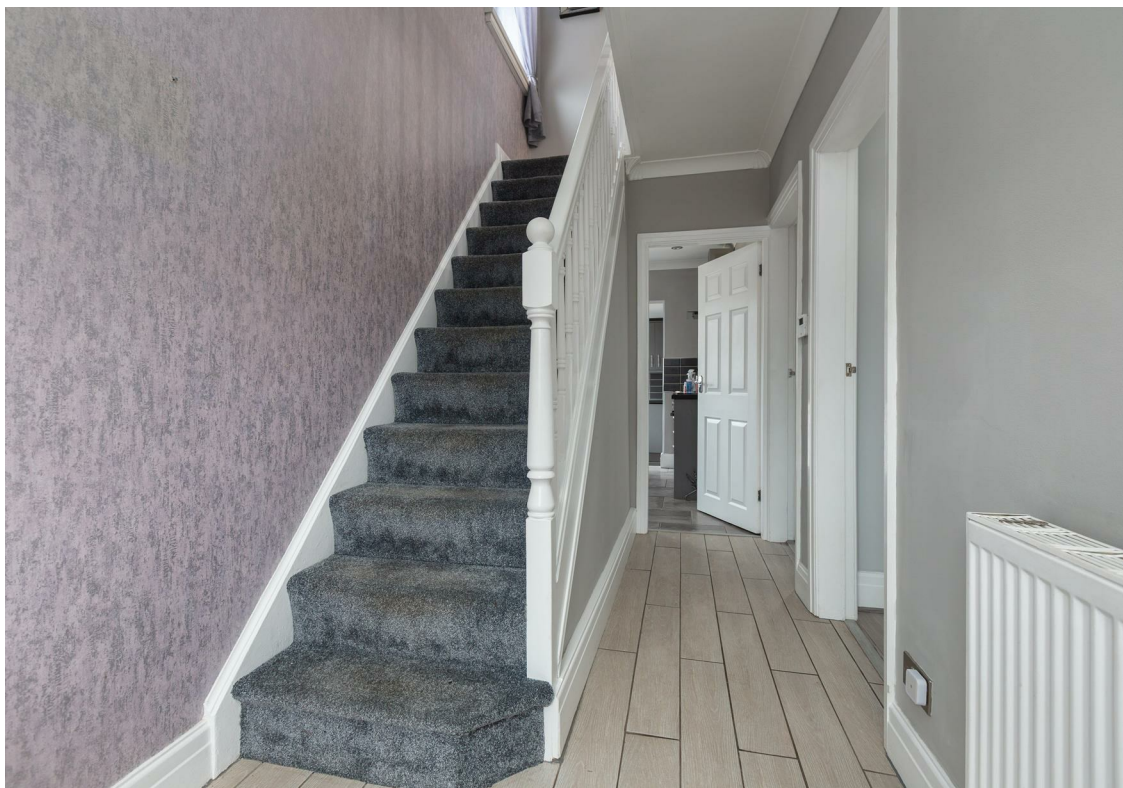
This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 82.7 m² ... 890 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(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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