



262 Heysham Road, Heysham,  
Morecambe, Lancashire, LA3  
1PZ

262 Heysham Road, Heysham, Morecambe

## ***The property at a glance***

3  1  2 

- Fantastic Semi Detached Family Home
- Three Bedrooms; Two with Fitted Wardrobes
- Two Spacious Reception Rooms
- Kitchen Diner & Ground Floor WC
- Stylish, Four Piece Family Bathroom
- Double Glazing & Gas Central Heating
- Generous Corner Plot with Delightful Gardens
- Detached Garage & Off Road Parking
- A Minute's Walk from the Sea Front
- OFFERED WITH NO CHAIN DELAY



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# **£299,950**



# Get to know the property



Superb three bedroom semi detached family home set in an elevated position on the desirable Heysham Road, just a minutes walk from the sea front! Boasting a generous corner plot with delightful gardens, driveway and garage and offered with no chain delay.

The pathway leads through the attractive front garden, with steps up to the front entrance; with porch opening to the welcoming hallway through stained glass detailed internal doors. Both the hallway and lounge feature traditional picture rails and ceiling coving. Both the lounge and dining room are well proportioned reception rooms with feature gas fires; the lounge also has a large bay window to the front elevation and the dining room could alternatively be used as an additional sitting room as at the end of the hallway there is the kitchen diner/breakfast room.

The kitchen offers a range of wall and base units in a traditional pine with granite effect worktops, integrated double oven, gas hob and extractor hood, space for undercounter fridge and freezer and plumbing for a washing machine. The kitchen is open plan to a dining/breakfast area with fitted cupboards up to the ceiling. Additionally, the property benefits from a ground floor WC, gas central heating and double glazing.

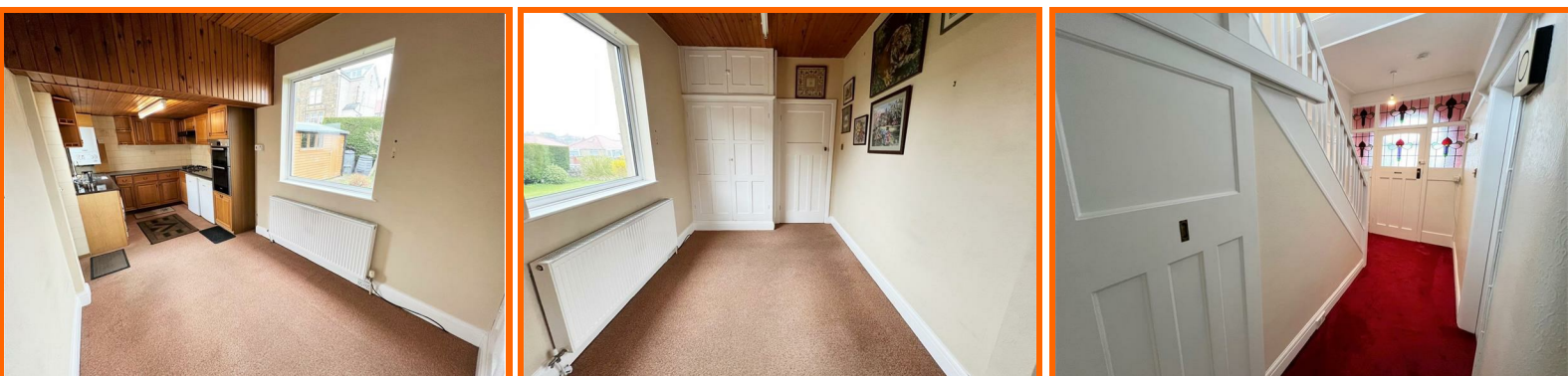
Rooms to the first floor include two double bedrooms, both with fitted wardrobes, a good size single bedroom - alternatively an ideal study/home office - and a stylish, four piece bathroom suite comprising corner shower cubicle, fitted bath, low flush WC and wash hand basin set in a vanity unit. The landing also features a wonderful, stained glass detailed window to the side elevation and picture rails.

Externally, the generous corner plot offers a largely lawned front and side gardens with well stocked flower/shrub borders, rockeries, garden pond and large timber garden shed. To the rear there is a low maintenance patio garden, garage and off road parking for two vehicles.

Situated in an excellent location, the property is close to the sea front and conveniently positioned for local amenities including shops, primary schools and local bus routes. Heysham village is also within walking distance. 'The Bay Gateway' also provides swift access to Lancaster and the M6 motorway.

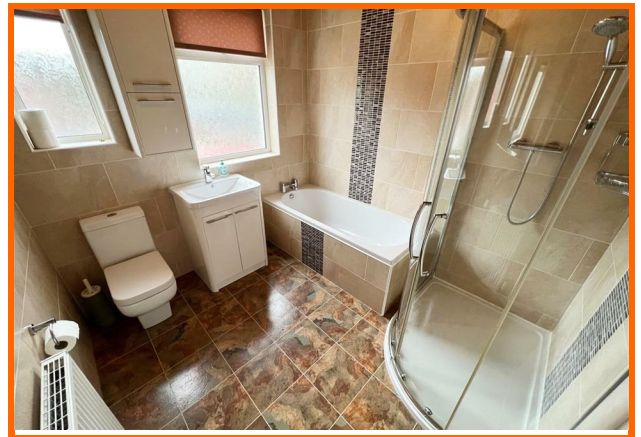
## Disclaimer

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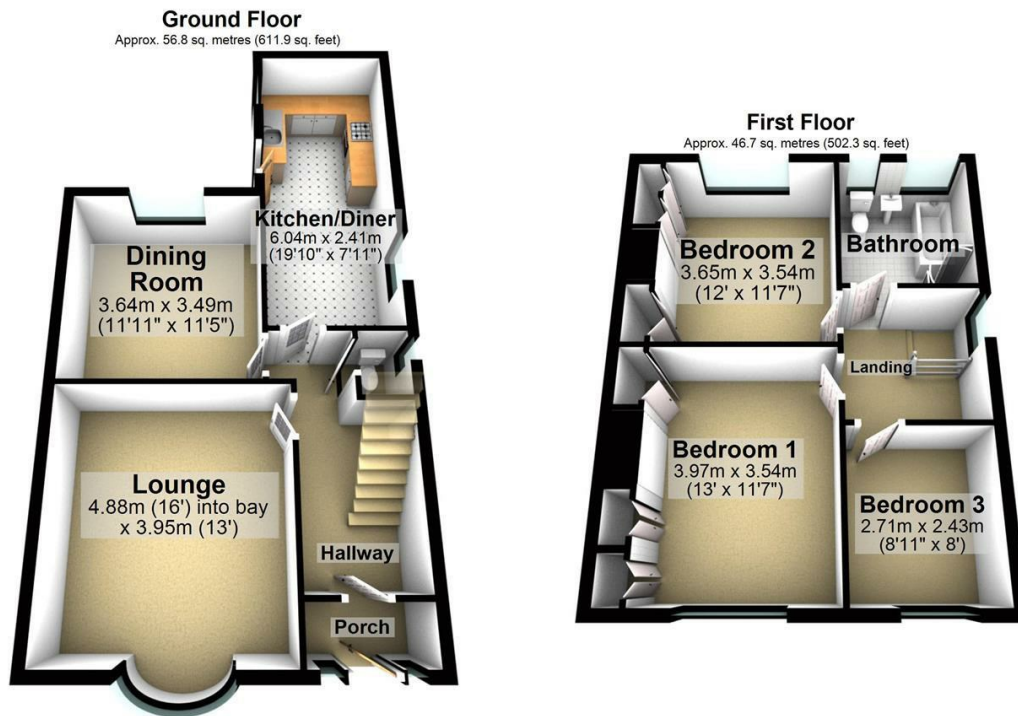
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# Take a nosey round



Total area: approx. 103.5 sq. metres (1114.2 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.

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