



51-52 Sandylands Promenade,
Heysham, Morecambe,
Lancashire, LA3 1DW

51-52, Sandylands Promenade, Heysham, Morecambe

The property at a glance

3  3  1 

- Beautifully Presented, Unique Family Home
- Three Double Bedrooms; Two with En Suite
- Stunning Sea Views across Morecambe Bay
- Open Plan Kitchen, Dining, Living Space with Balcony
- Modern, Ground Floor Bathroom Suite
- Double Glazing & Gas Central Heating
- Planning Permission for Two Storey Extension
- Driveway & Attractive Front Garden
- Delightful Walled Garden to Rear
- Sought After Promenade Location



Get in touch today

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£299,950

Get to know the property



This stunning three bedroom house is a unique property, positioned on the sea front with spectacular views across Morecambe Bay. Furthermore, the property has planning permission for a two storey extension, with the foundations already in place!

This family home is beautifully presented throughout and has fantastic scope for further development - with the potential to create a larger family home, additional accommodation for a dependent relative or for a holiday let/Air BnB.

The generously proportioned accommodation is set over three floors; to the ground floor there are two double bedrooms - both with patio doors to the front elevation. The master bedroom boasts a sleek en suite shower room and the second bedroom is currently set up as a home office, demonstrating the flexibility of the accommodation. Also to the ground floor is the main family bathroom - a modern three piece suite comprising fitted bath, low flush WC and wash hand basin.

Rooms to the first floor include a brilliant open plan kitchen/diner/living room which boasts a balcony to the front elevation - offering breath taking views across Morecambe Bay to the Lakeland fells beyond. The kitchen offers a range of modern wall and base units in cream with complementary worktops, integrated fridge freezer, dishwasher, gas hob, extractor hood and double electric oven.





The third double bedroom is to the second floor - an impressive room with a vaulted ceiling, en suite with both bath and separate shower, walk in wardrobe and under eaves storage space!

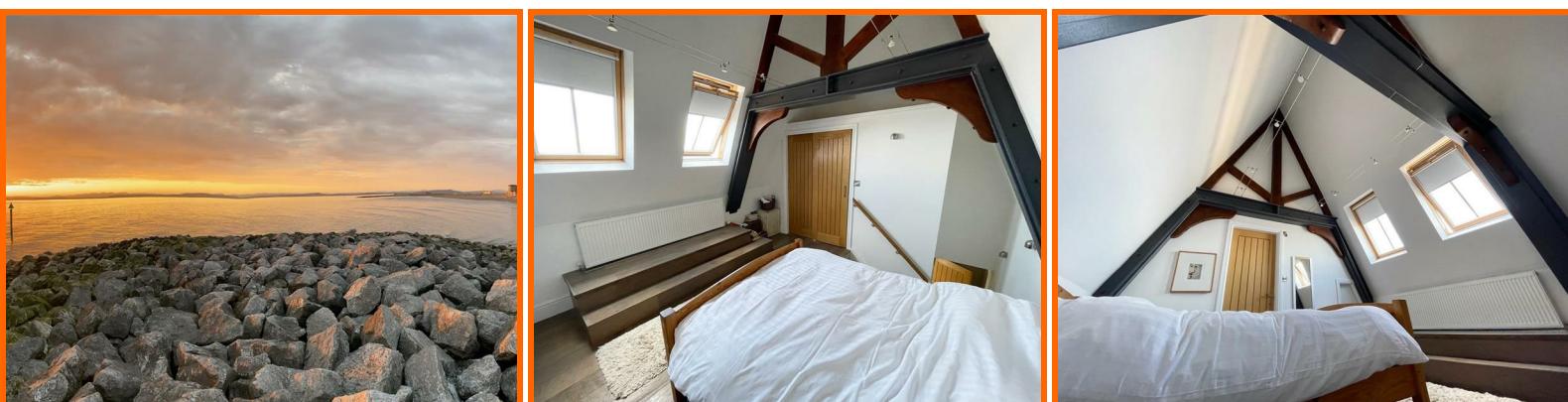
Externally, to the front elevation there is a block paved driveway and an attractive front garden and to the rear a private, walled garden with raised flower beds and low maintenance slate chipped area, plus a timber decking, perfect for outdoor seating and dining.

Situated on the sea front, the property is in a great location close to all local amenities including shops, cafes, Post Office, train station and bus routes. The area has also particularly benefited from the 'The Bay Gateway', which now links the Morecambe and Heysham areas to the M6 motorway, whilst also providing improved access to the Lake District.

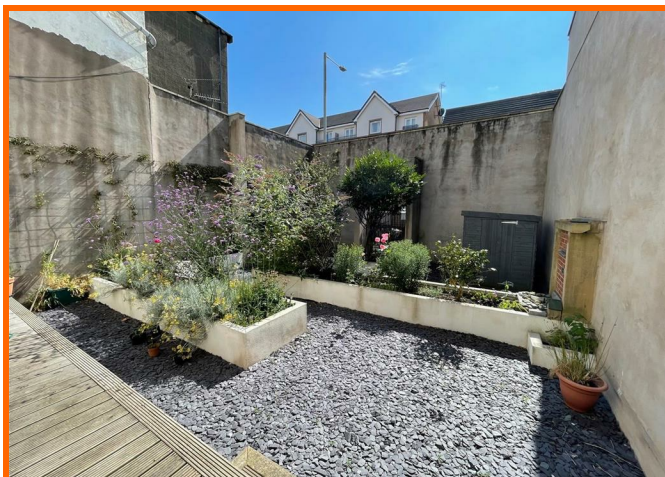
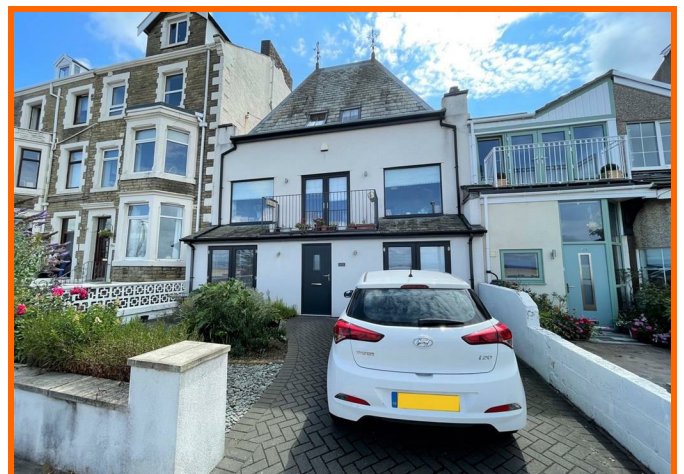
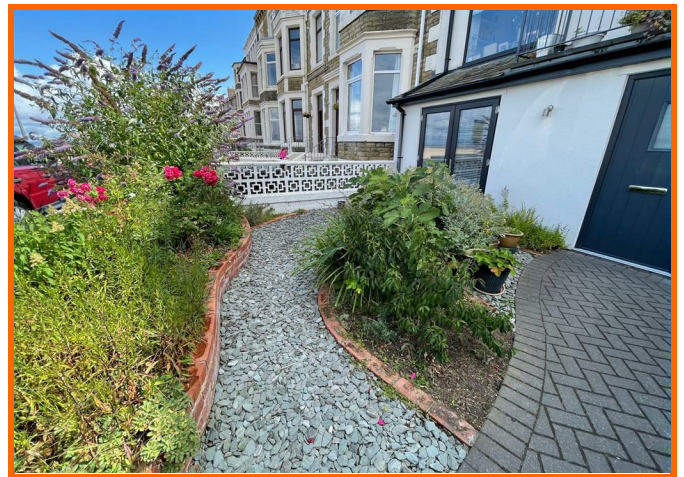
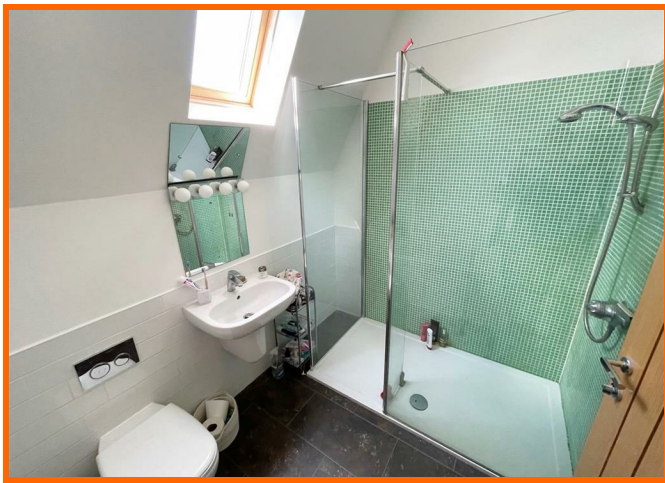
Morecambe Promenade has undergone considerable redevelopment over the past few years, now boasting various events throughout the year such as the nationally acclaimed Vintage Festival, Kite Festival and Morecambe Carnival. The proposed Eden Project North will also be a huge attraction for the area - which is currently in the planning stage but is set to be a seaside twist on the successful Eden Project in Cornwall.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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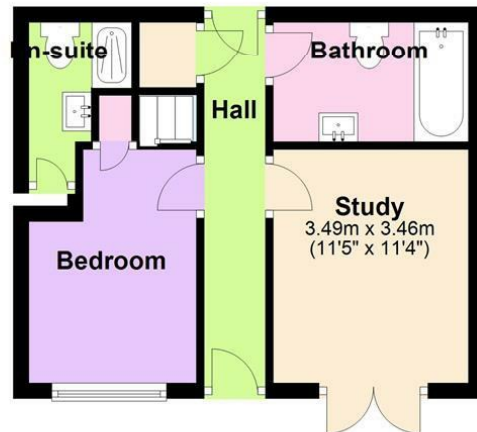
Ground Floor

Approx. 23.3 sq. metres (250.3 sq. feet)



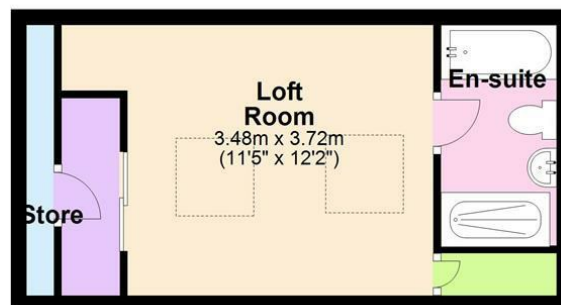
First Floor

Approx. 34.4 sq. metres (369.7 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



Total area: approx. 80.8 sq. metres (869.5 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(65-80) C		(65-80) C	
(55-64) D		(55-64) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
73		82	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	