



## Heysham

£110,000

14 Fieldfare Close, Heysham, Lancashire, LA3 2LF

Situated in a sought-after residential area of Heysham, 14 Fieldfair Close is a well-presented first-floor apartment offering move-in ready accommodation. Ideally located close to local shops and amenities, it also benefits from excellent transport links via the Bay Gateway and M6 motorway. This low-maintenance property is perfectly suited to a range of buyers, including first-time purchasers, investors, or those seeking convenient and comfortable living in a popular location.

### Quick Overview

Modern First Floor Apartment  
Well-Presented Throughout  
Popular Residential Location  
Off Street Parking  
Perfect First Time Buy  
Nearby M6 Links  
Short Drive to Local Amenities and Coastal Walks  
Ultra fast Broadband Available\*



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Ultrafast  
Broadband



Off Street Parking

Property Reference: C2515



Open Plan Kitchen/Dining/Living Room



Open Plan Kitchen/Dining/Living Room



Living Area



Open Plan Kitchen/Dining/Living Room

A composite front door with an intercom entry system opens into the communal hallway, where stairs lead to the apartment on the first floor. The stylish apartment greets you with a modern, neutral décor that is both appealing and easy to maintain. From the private entrance hall, step into the spacious open-plan living, dining, and kitchen area - thoughtfully designed for contemporary living.

The kitchen features sleek white gloss base and wall units, complemented by full-height grey gloss cupboards and wood-effect worktops. There's ample space for a small dining set and lounge furniture, while integrated appliances include a Zanussi gas hob, electric oven, 1.5 bowl sink, and plumbing for a washing machine.

Continue into the generously sized double bedroom, which features built-in sliding wardrobes for convenient storage.

Completing the apartment is a stylish three-piece bathroom suite in white, comprising a shower cubicle with a 'Mira' shower, pedestal wash hand basin, and WC. The shower area is fully tiled, with half-height tiling to one wall, and additional features include a chrome heated towel rail and a mirrored bathroom cabinet for added practicality.

Externally, the property benefits from a communal storage area that houses the gas and electricity meters, along with a designated bin store. Additionally, off-street parking is available.

#### Accommodation with approximate dimensions

##### Entrance Hall

**Open Plan Kitchen/Dining/Living Room** 18' 4" x 12' 11" (5.59m x 3.94m)

**Double Bedroom** 15' 0" x 11' 4" (4.57m x 3.45m)

##### Shower Room

#### Property Information

**Tenure** Leasehold. Subject to the remainder of a 250 year lease dated the 1st January 2016. A copy of the lease is available for inspection at the office. There is a monthly service charge of £116 and an annual ground rent of £150.

**Council Tax** Band A - Lancaster City Council

**Services** Mains gas, electricity, water and drainage. Ultrafast broadband available.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve approximately £650 per calendar month. For further information and our terms and conditions please contact our office.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** Starting in Carnforth, head south on the A6 towards Lancaster. Merge onto the A683 following signs for Heysham. Continue along the A683, passing through Lancaster and following signs toward Morecambe and Heysham. Stay on the A683 until you reach the roundabout near the Heysham bypass; take the exit onto Oxcliffe Road. Follow Oxcliffe Road, then turn left onto Middleton Road. Continue straight and turn right onto Kingsway. Take the next right onto Fieldfair Close where No. 14 is located on your left hand side.

**What3Words** ///shaky.lake.opera

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth office.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (ind. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (ind. vat).



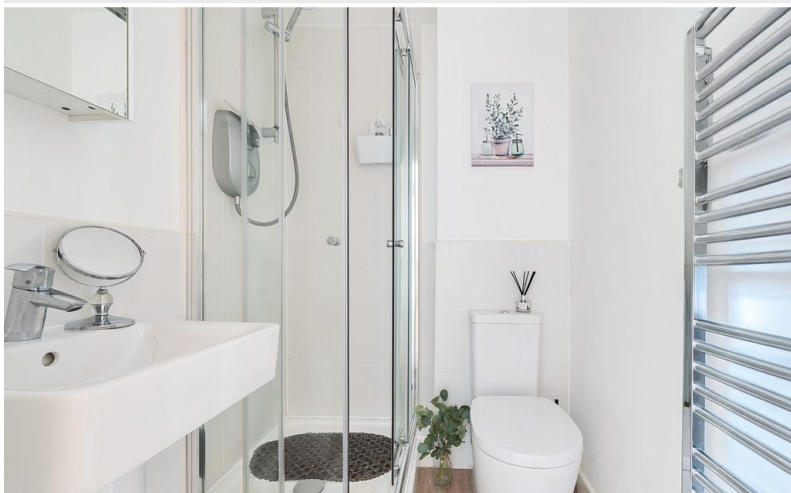
Kitchen



Bedroom



Bedroom

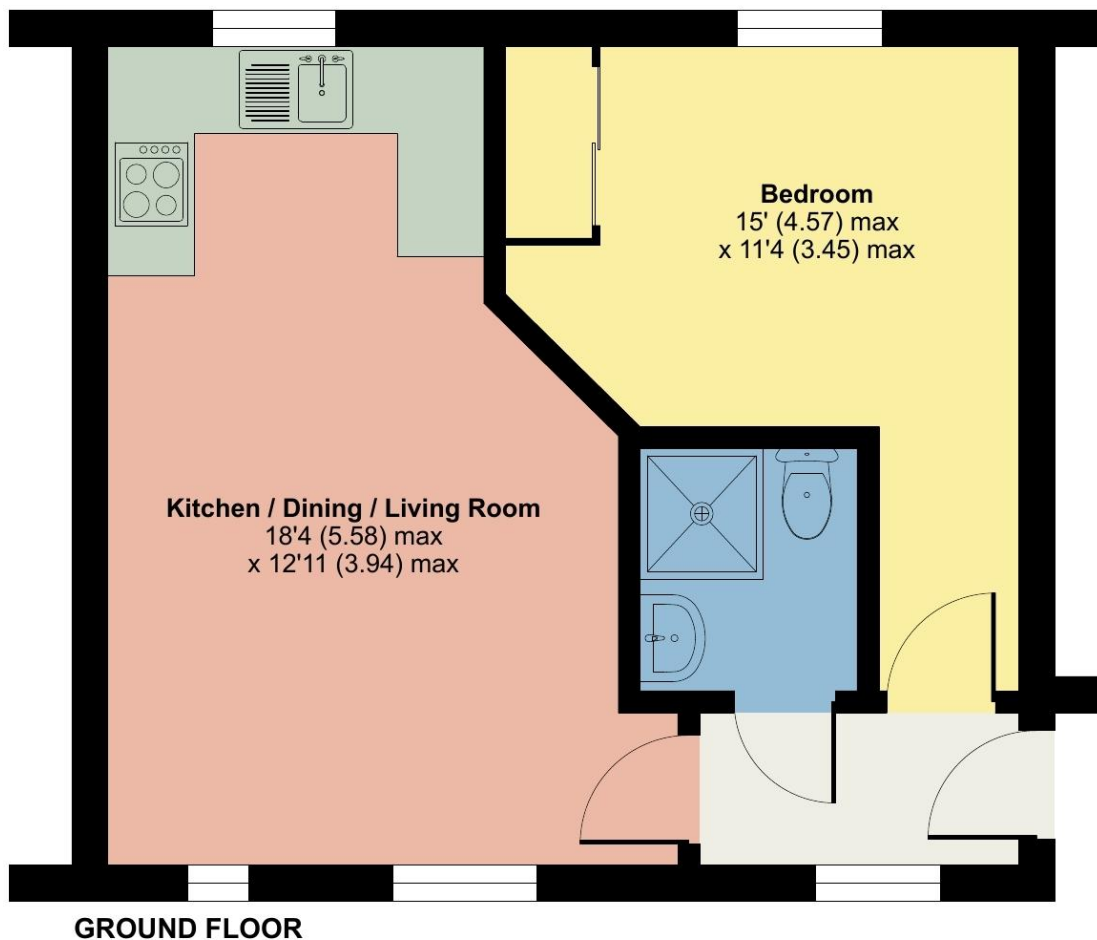


Shower Room

# Fieldfare Close, Heysham, Morecambe, LA3

Approximate Area = 383 sq ft / 35.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1279569

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