



326 Heysham Road  
Heysham, Morecambe, LA3 2BW  
Price: £499,950

MATTHEWS  
BENJAMIN







# 326 HEYSHAM ROAD

HEYSHAM

On the market for the first time in over three decades, this much-loved three bedroom detached home (with the added bonus of a dedicated office or hobbies room) presents a rare opportunity to acquire a well-maintained property in the sought-after residential location of Heysham. Owned by the current vendors for 33 years, the property has been carefully looked after and much loved over the years. Set back from the road and approached via a private driveway, the house enjoys a peaceful setting with a generous garden – ideal for families or those simply seeking to appreciate a generous outdoor area.

The spacious entrance hallway provides access into the two reception rooms, both enhanced by bay windows that flood the rooms with natural light and offer delightful views of the landscaped front garden. Following through into the good sized kitchen, there is the benefit of a separate pantry and direct access into the sun room and thereafter into the garden, creating a seamless flow between indoor and outdoor living spaces—perfect for everyday family life or when entertaining. The ground floor also benefits from a separate utility room and boiler room.

Off the first floor landing are three great sized double bedrooms, an office/hobbies room, a family three piece bathroom and a separate WC. The beautifully maintained front lawn garden offers instant appeal with its greenery and neatly edged borders. A long, private driveway provides ample off-street parking and leads directly to an especially large garage, perfect for several vehicles and additional workspace. The greenhouse is located to the rear of the garage. The enchanting rear garden feels like you have stepped into a private retreat. Most of the space is paved offering a low maintenance space for seating however at the rear of the garden is a charming lawn with flowers and shrub borders.

Whilst the property is large and benefits from great natural light, it is homely and cosy. This is a great opportunity for the next generation of buyers to undertake modernisation to their own design and specification and make it their own. There is plenty of opportunity to build / extend on the extensive plot ( subject to planning permission).









## LOCATION

It would be easy to live here if you didn't have a car as many facilities are within walking distance. By way of shops, in Heysham you'll find a Tesco Express, two branches of the Co-op, a traditional butcher's and a florist. For refreshments there are two long established pubs, two micro pubs, an Indian restaurant and a number of take away establishments. Useful local amenities include Heysham Primary Care Centre and pharmacy, the library, Post Office, two hair-dressing salons and a launderette.

The pretty tourist destination of Heysham Village is within walking distance with historic buildings and coastal paths as well as easy access to the impressive promenade along the sea front which runs from the village to the popular seaside resort of Morecambe. The promenade is a wonderful level route and exceptionally popular with walkers, runners and cyclists. The promenade is also easy to reach via Whinnysty Lane which is located just by the traffic lights at the cross road.

If travelling by car, central Lancaster is 5.6 miles distant and the nearest access to the M6 motorway is at J34 which is 5.6 miles away via the new Bay Gateway link road. If travelling by train, there is a station at Morecambe (just under 2 miles away) with connections to Lancaster station which lies on the main west coast line.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.











#### DIRECTIONS

**what3words** ///funny.cliff.fleet

Use the postcode **LA3 2BW** on Sat Nav with reference to the directions below:

Travelling south down Marine Road West, once you have gone through the traffic lights with the chemist on your left, you will then be on Heysham Road. Continue along the road and you will eventually get to the cross roads with a further set of traffic lights, continue straight on. Royds Grove is on the right with No.326 being the fourth property along, also on the right.

#### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators and hot water system from a Vaillant boiler in the utility room.

#### MOBILE AND BROADBAND SERVICES

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

#### TENURE

Freehold

#### INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as listed: Stoves four ring hob, Stoves oven and grill.

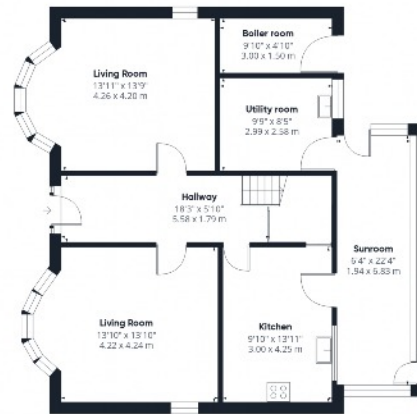
#### LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band F

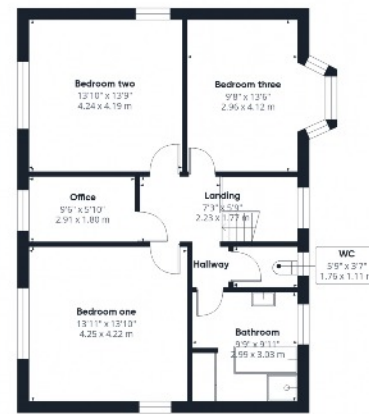
#### GUIDE PRICE

£499,950

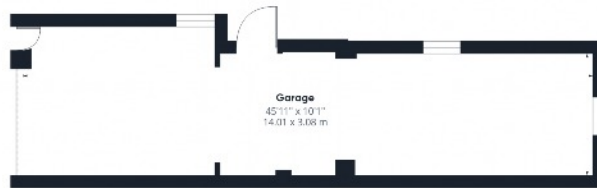
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



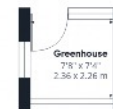
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area<sup>(1)</sup>  
2318 ft<sup>2</sup>  
215.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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