



**Tibicar Drive West, Morecambe, LA3 2AU**

**£225,000**

**STUNNING SEMI-DETACHED HOME!!!** We are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Heysham!



# 12 Tibicar Drive West, Heysham, Morecambe, LA3 2AU

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 3 bedroom semi-detached house, situated in Heysham. Benefiting from a stunning landscaped rear garden, complete with large man cave/bar, modern sophisticated decor throughout and detached single garage.

The living accommodation briefly comprises of; open plan living with lounge, dining area and kitchen to the ground floor. To the first floor, 3 bedrooms and modern bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

**FREEHOLD**  
Council tax band - B

## GROUND FLOOR

### **Lounge 9'9" x 11'3" (2.98m x 3.43m)**

Carpet flooring with bay fronted window, curtains and blind

### **Kitchen area 5'8" x 11'3" (1.75 x 3.45m)**

High quality wood effect laminate flooring with blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood and fridge-freezer

### **Dining area 11'5" x 11'3" (3.48m x 3.45m)**

Carpet flooring with patio doors leading to the rear garden, curtains, blind and open aspect through to the lounge and kitchen area

## FIRST FLOOR

### **Bedroom 11'5" x 11'6" (3.49m x 3.53m)**

Carpet flooring with window to the front elevation, curtains, blind and fitted wardrobes

### **Bedroom 11'4" x 10'7" (3.47m x 3.25m)**

Carpet flooring with window to the rear elevation, curtains, blind and fitted wardrobes

### **Bedroom 7'8" x 5'10" (2.34m x 1.80m)**

Carpet flooring with window to the front elevation, curtains, blind and fitted storage

### **Bathroom**

High quality wood effect laminate flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail, spotlighting and blind

### **EXTERNAL**

Beautifully presented and landscaped rear garden with artificial lawn, composite decking, enclosed by panel fencing. Large purposes built outbuilding to the rear of the garden, with power and lighting. Currently being used as a man cave/bar. Driveway to the front of the property, leading to a detached single garage with up&over door.





