





## Inside The Home

A large Entrance Hall welcomes you in to this spacious family home. Located to the left, a generous Living Room provides an excellent backdrop for cosy nights in and social gatherings. UPVC double glazed windows to the front and side of the home provide ample natural light. On the opposite side of the Hallway, a spacious Dining Kitchen can be found, fitted with a range of wall and base units with complementary worktops over and fitted appliances which include a four ring gas hob, with an oven below and an extractor above. With plumbing for a washing machine and dishwasher, and space for a fridge freezer. The Dining Area provides ample space for a sizeable Dining Table, perfect for entertaining family and friends. UPVC double glazed French doors provide access to a generous side garden. Completing the ground floor, a handy WC can be found, with stairs leading from the Entrance, to the first floor.

To the first floor, three generous Bedrooms can be found, with the master bedroom benefitting from an en-suite Shower Room. A generous family Bathroom can also be found, providing this family home with multiple bathing facilities.

This generous home provides the perfect base for a busy family. Perfectly placed for families with a good range of schools and excellent transport links, there is much to love with this wonderful blank canvas.

## Let's Take A Closer Look At The Area

The historic seaside village of Heysham, and its vibrant community caters for all. The coastal paths of Heysham village offer splendid views across Morecambe Bay towards the Lakeland Fells. With the historic Morecambe promenade a 5-minute drive away, the busy town of Morecambe offers a plethora of local and national shops, as well as Library and Post Office. With a range of highly regarded primary and secondary schools close by, this property is perfect for families, with the M6 Bay Gateway a short drive away and a range of bus stops close by.

## Let's Step Outside

To the front and side of the property, a laid to lawn garden can be found, with planted borders to complement. To the side, a

driveway provides off road parking for one car, which leads to detached Garage provide an excellent storage area. To the rear side, a second laid to lawn garden can be found, providing ample space for allowing little ones to run and play. With ample space for alfresco dining or simply sitting out on a warm summers day, invite the family and enjoy a wonderful BBQ with loved one.

## Services

The property is fitted with a modern gas central heating boiler and has mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Leasehold, held on a balance of 250 years from 1st January 2007. With a annual ground rent of £250 and an annual service charge of approximately £165, which covers upkeep of communal areas including the local play park. Title number: LAN159500.

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

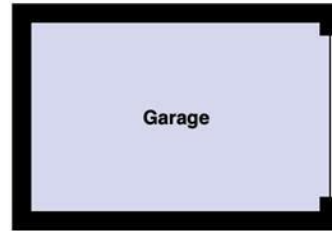
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 97.0 m<sup>2</sup> ... 1045 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C	79	83
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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