



50 School Road, Heysham, Morecambe, Lancashire, LA3 2RG

A well-presented five bedroom family home, set on a large plot, with amenities nearby. In a convenient Heysham location, the property is the ideal base for busy family life, with schools, shops, pubs, medical centre and a church all within walking distance. The house is in the catchment area for local primary and secondary schools, making it a future-proof home for young families. You are perfectly placed to make the most of the local area, with Half Moon Bay, Morecambe Promenade and surrounding countryside all within easy reach, so you'll never be stuck for things to do.

The property has been extended, updated and modernised by the current owners to create a fantastic family home with plenty of space for you to tailor to your lifestyle. Well-proportioned living rooms on the ground floor offer space to gather friends and family, with a sun room extension to the rear allowing the house to be opened up in the warmer months. A modern kitchen and utility room help you keep up with household chores and contain laundry mess, with a versatile entrance porch currently used as a hobby room. Two double bedrooms on the ground floor are serviced by the modern bathroom, great for multi-generational living.

Upstairs, two expansive double bedrooms form comfortable sleeping spaces with an additional single bedroom currently used as a home office. A modern shower room services the first floor with an airing cupboard at the top of the stairs. Eaves storage can be accessed from both of the bedrooms offering space for bulky items and long term storage.

Outside, a large, low maintenance wraparound garden offers a sun-soaked space to host friends and family, with patio seating areas and an artificial lawn, great for young children and pets. A versatile garden room provides space for a hobby room or home business, with a large garage to the front.

A great house for families, the house is move in ready and well-presented, so you can move in and start your new chapter with ease!



Ground Floor

Entrance Porch

11'10" x 7'0" (3.63 x 2.15)

A large entrance porch sits to the side of the house and boasts tri aspect double glazed windows and a carpeted floor. There is ample space for a desk, storage solutions and display units, making it a versatile space that you can tailor to your needs. Previously used as a taxi rank, this additional room adds to the downstairs living space and would make a brilliant hobby room, home office or kit room.

Living Room

16'9" x 11'1" (5.12 x 3.38)

A well-proportioned carpeted living room sits at the centre of the home, with an electric fire set in a fireplace with a floating wooden mantle above. Alcoves either side of the chimney breast offer space for storage units. A vertical radiator provides added comfort, mounted beside the double glazed window on the side aspect which fills the room with natural light. A great space for hosting guests or relaxing with the family in the evenings, there is ample floor space for a large corner sofa and side tables, with double doors through to the sun room allowing you to extend the entertaining space.

Sun Room

11'10" x 10'2" (3.63 x 3.11)

A bright sun room extension on the rear of the house offers dining and seating space, perfect for entertaining. With a double glazed window on the side aspect and large bifold doors leading out to the garden, filling the space with light and allowing the space to be opened up to garden during the warmer months. LVT flooring flows through the space with white painted walls and spotlighting giving a contemporary feel.

Kitchen

9'10" x 9'4" (3.01 x 2.85)

A modern kitchen sits to the rear of the house with access to the utility room behind. Tile effect vinyl flooring flows through the two spaces, providing a stylish and practical surface. Integrated appliances include an Bosch oven, Bosch microwave, Bosch four ring electric hob with extractor above and a Neff dishwasher. An inset sink and drainer sits below the the large double glazed window on the side aspect. Sleek white cabinetry and wallpapered walls complete the well-appointed, modern kitchen.

Utility

10'7" x 5'6" (3.24 x 1.70)

A valuable utility room sits at the rear of the house with vinyl tile effect flooring matching the kitchen. A work surface runs along one wall with cabinetry above and below offering plenty of storage. There is space and plumbing for two appliances making it a great addition for busy households. Two external doors leads out to the garden and driveway respectively, with a double glazed window on the rear aspect and central ceiling light completing the bright, practical space.

Bathroom

6'6" x 6'1" (1.99 x 1.87)

A stylish three piece bathroom sits at the centre of the house and services the downstairs living and sleeping spaces. A frosted double glazed window on the side aspect provides natural light with spotlights in the ceiling for evening use. The suite includes a deep bathtub with handheld and

waterfall shower attachments, a low flush toilet and a sink with storage and charging points below. A heated towel rail sits beside the door above the herringbone effect vinyl floor, with bright white painted walls and grey boarding completing the well-presented bathroom.

Bedroom 3

13'4" x 8'10" (4.07 x 2.71)

A spacious double bedroom at the front of the house boasts a large double glazed window that looks out to the front garden and provides plenty of daylight. A double panel radiator sits above the light brown carpeted floor with a central ceiling light making it a bright and welcoming bedroom all year round. There is ample space for a kingsize bed, bedside tables and shelving units. There is no shortage of storage with one wall filled with fitted wardrobes with sliding glass doors with hanging and shelving space to keep the clean modern feel of the house.

Bedroom 4

10'0" x 8'5" (3.07 x 2.57)

A double bedroom on the ground floor with a large double glazed window on the front aspect offers a versatile space whether kept as a bedroom or used as an additional sitting room or nursery. There is ample space for a double bed and storage solutions on the grey carpeted floor. A central ceiling light and a double panel radiator complete the comfortable fourth bedroom.

First Floor

Landing

A newly carpeted landing connects the bedrooms and shower room on the first floor, with wall lights up the staircase and a beautiful double glazed stained glass window halfway up the stairs.

Shower Room

6'9" x 6'4" (2.06 x 1.94)

A bright practical shower room services the upstairs bedrooms and features a low flush toilet, pedestal sink and a corner shower enclosure. A horizontal heated towel rail sits beneath the Velux skylight with an integrated blind, which provides natural light from above. A shaver point beside the sink allows you to charge razors and an extractor fan in the ceiling keeps the room dry and damp-free, with tile effect vinyl flooring completing the modern shower room.

Boiler Cupboard

2'10" x 2'8" (0.87 x 0.82)

A boiler cupboard sits off the top floor landing and houses the Vaillant boiler for the property and offers space for storage on the surrounding floor.

Bedroom 1

15'6" x 10'2" (4.74 x 3.12)

A large double bedroom sits on the first floor, with a plush grey carpet spanning the room offering space for a double bed, bedside tables, drawer units and freestanding wardrobes. Dual aspect double glazed windows provide plenty of natural light with a central ceiling light for evening use. A double panel radiator sits against the wall beneath the window on the side aspect. A low level door leads through to the deep eaves storage offering room for larger items and long term storage within easy reach.

Bedroom 2

15'6" x 9'4" (4.74 x 2.87)

A large double bedroom on the top floor has ample room for a double bed, bedside tables, drawer units, freestanding wardrobes and a desk. A plush grey carpeted floor adds to the comfort with a double panel radiator beneath the double glazed window on the side aspect and a central ceiling light above. Tastefully decorated with white painted walls and a statement wallpaper wall. Eaves storage is accessed by a low door and offers an abundance as space, running the width of the room and continuing behind the bathroom.

Bedroom 5 / Home Office

7'4" x 5'10" (2.25 x 1.80)

A versatile room whether kept as an office or utilised as a single bedroom, you can tailor the space to fit your lifestyle. LVT flooring with white painted walls gives the room a sleek modern feel. A desk sits along one wall beneath the double glazed window on the side aspect providing natural light.

External

Garden Room

A well-proportioned garden room offers a versatile space that you can tailor to your lifestyle. With a carpeted floor and double glazed window out to the garden, it's a bright useable space, with plenty of room for furniture. Currently utilised as a craft room, it would make a fantastic office or an ideal space for a home business such as a beauty salon or dog grooming parlour, with direct access through the garden.

Rear Garden

A large wraparound rear garden features an expansive artificial lawn with a paved patio seating area to the rear and a paved patio directly outside the bi-fold doors from the sun room, with space for a table, chairs and chimenea. The garden backs onto the Old Hall Inn, separated by a pebble dashed wall offering privacy and making the garden a safe and secure space for children and pets. The sun-soaked garden offers the perfect place to enjoy the warmer weather with friends and family, with a storage shed and fixed rotary washing line helping you keep on top of household jobs.

Garage

A large garage sits at the end of the driveway and offers a secure space for vehicles, a home workshop or spacious storage room, depending on your needs.

Exterior

The property is set in a large, well-presented plot with excellent kerb appeal. Two driveways offer off-road parking for four cars, with a beautiful front garden and a side gate through to the rear garden.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	77

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