





### Inside The Home

Entered via a UPVC double glazed door, this leads into a welcoming Entrance Hall, with stairs leading to the first floor. A generous Living Room is located at the front of the property, centred around a wall mounted fire. A large UPVC double glazed bay window allows ample natural light to filter through, with handy storage cupboards to either side of the chimney. This proceeds into a spacious Dining Room, with additional storage and a UPVC double glazed window overlooking the rear yard. To the rear, a Kitchen can be found, fitted with a range of wall and base units with complementary worktops and appliances which include a four ring gas hob, with an oven below and an extractor above. With space for an under-counter fridge and freezer, a modern gas central heating boiler can also be found, as well as a handy pantry area located beneath the stairs. A Utility area can also be found providing plumbing for a washing machine, and space for a tumble dryer, as well as a UPVC double glazed door providing access to the rear yard. Completing the ground floor, a large Wetroom can be found, providing a spacious practical room.

To the first floor, three well proportioned bedrooms can be found with the main bedroom positioned at the front of the property. A handy built in storage cupboard located on the landing provides a useful storage space.

Perfect for a multitude of buyers including first-times and investors alike like, this incredible blank canvas requires modernisation but provides a fantastic opportunity to create your dream home on the shores of the breath-taking Morecambe Bay. Offered to the market with No Chain, this home will not be on the market long.

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

Located in the vibrant seaside village of Heysham, this busy community caters for all. With historic areas such as Heysham village and the breath-taking Morecambe promenade a 5-minute drive away, stunning scenery surrounds this home. With a 24-hour convenience shop a short stroll away, and junior and secondary schools close by, this property is perfect for couples, families, or perfect for those looking to downsize, whilst retaining a manageably spacious home. Situated in a highly accessible area with the

M6 bay gateway a short drive away and bus stops within walking distance, this property really does cater for all.

### Let's Step Outside

To the front of the property, on street parking can be found. To the rear, a yard can be found providing ample space for planted pots, as well as enjoying a morning coffee and a good book on a warm summers day.

### Services

The property is fitted with gas central heating system and benefits from mains electric, mains gas, mains water and mains drainage.

### Tenure

The property is Freehold. Title number: LA851143.

### Council Tax

This home is Band A under Lancaster City Council.

### Viewings

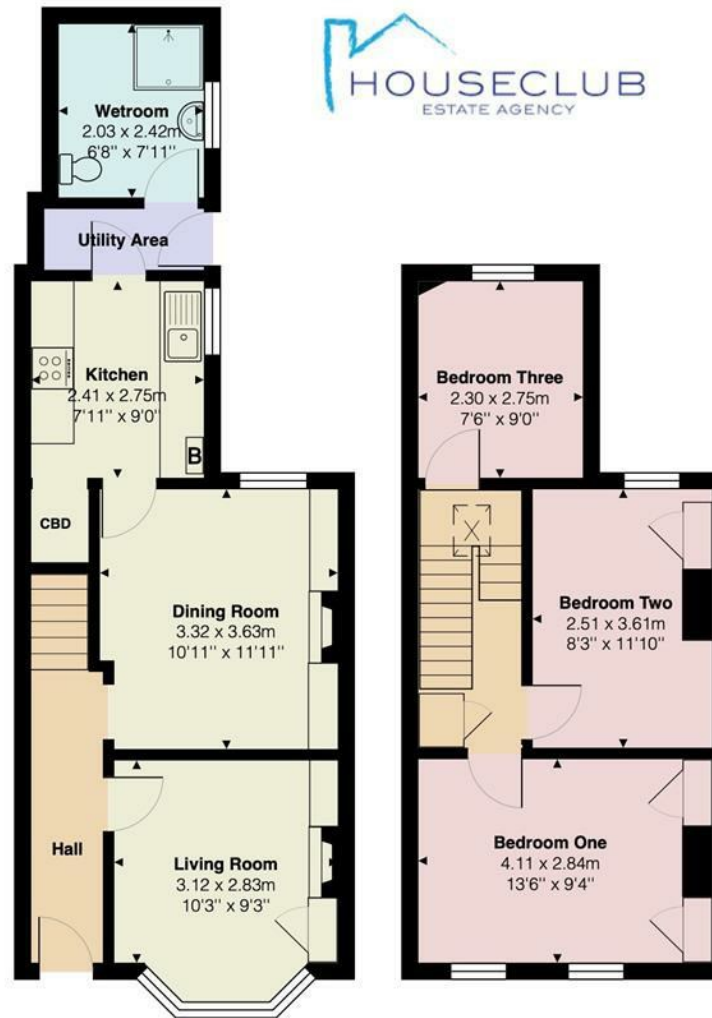
Strictly by appointment via Houseclub Estate Agency.

### Energy Performance Certificate

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







Total Area: 77.6 m<sup>2</sup> ... 835 ft<sup>2</sup>

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Possible                |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         | 87                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 60      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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