





Inside The Home

Entered via a UPVC double glazed door, this leads into a bright and spacious Entrance Hall, with stairs leading to the first floor and access to the living areas of this beautiful home. To the front, a generous Living Room can be found, with a large UPVC doubled bay glazed allowing ample natural light to filter into this home. To the rear, a large Dining Room can be found, providing a versatile second reception. UPVC double glazed French doors provide access to the rear, whilst a large galley Kitchen provides ample space for creating delicious dishes, perfect for entertaining family and friends. Fitted with a range of wall and base units with complementary worktops over and appliances which include a four ring electric hob with an extractor above and an oven below. With plumbing for a washing machine, space for a fridge freezer, complemented by stylish laminate flooring.

To the First Floor, three well-proportioned Bedrooms can also be found with ample storage solutions provided. A wonderfully spacious three piece Shower Room can also be found, with a large walk in shower and easy to maintain aqua board finish.

This home has received an extensive renovation since its purchase in 2022, including a rewire, new plumbing and boiler, fresh plastering, a new Kitchen and Shower Room, flooring and decor as well as a landscaped garden to the rear. Move in with confidence knowing the majority of the works have been completed with a neutral decor to complement.

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 handy convenience shop a short stroll away, and junior and secondary schools close by, this property is perfect for couples and families looking for a 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, an enclosed paved yard can be

found, providing a low maintenance area perfect for potted planted and a seating area. To the side of the property, a shared driveway provides access to the rear where off road parking can be found to the right. This area requires a small amount of TLC but would be perfectly suited to creating two off road parking spaces, essential for a busy home. Beyond this, a beautifully landscaped, laid to lawn garden can be found providing an exceptional area for allowing little ones to run and play. A large paved patio area provides the perfect backdrop for alfresco dining and entertaining. For those with green-fingered interested, planted borders can also be found ready for you to add your own stamp. With a wooden fenced surround, this is the ideal place to sit and relax after a busy day.

Services

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

Tenure

The property is Freehold. Title number: LAN270296.

Council Tax

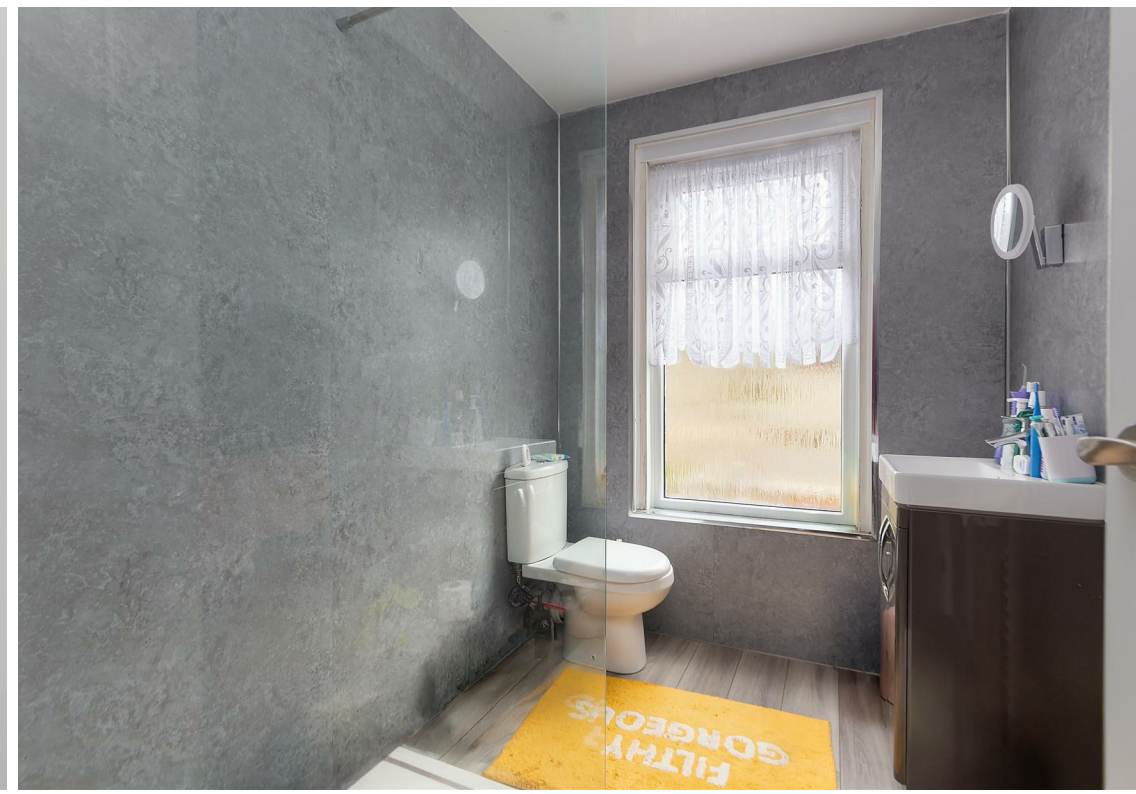
This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 92.8 m² ... 999 ft²

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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