





## Inside The Home

Entered via a UPVC double glazed door, a welcoming, light and bright Entrance Hall awaits. An original oak staircase provides access to the first floor, as well as two generous reception rooms. A cosy Living Room with original feature fireplace sits at the front of the property, with Solid oak flooring. A large Dining Room can also be found, with a large glazed window providing this room with ample natural light. Centred around a period fireplace housing an electric fire, a separate Study provides this home with a handy work from home office space. The Kitchen area is fitted with a range of wall and base units with a complementary butchers block worktop surface over and integrated appliances which include a five ring gas hob with extractor above and an oven below. A UPVC double glazed door provides access to a rear porch perfect for housing wet coats and muddy boots, providing easy access to the rear garden. The Kitchen and Dining Rooms being adjoined, create an exciting opportunity to create a large open plan Kitchen Diner, subject to relevant planning. The opportunities are endless!

Located off the Kitchen, a handy Pantry area can be found providing additional storage, as well as access to a large Cellar area, split in to three generous rooms. With space for a fridge and a separate under counter freezer, plumbing for a washing machine and space for a tumble dryer, a modern gas central heating boiler can be found, as well as ample space for storage space and recreational use. A large Games Room can be found providing the perfect back drops for family nights in and parties with friends, as well as a UPVC double glazed door providing access to the rear garden. This incredible space adds an additional layer to the superb family home.

To the first floor, two large double Bedrooms can be found with a range of built-in wardrobes. This beautiful home provides many subtle nods to its original build, with high ceilings, decorative coving, beautiful sweeping archways, picture rails as well as many other original features. The family Bathroom is also located on this floor and comprises a three-piece suite with a handy built-in storage area, two UPVC double glazed windows providing this area of the home with ample natural light.

Proceeding to the second floor, two further double Bedrooms can be found, with the master bedroom benefiting from an Ensuite four piece Bathroom, with a feature oval freestanding bath and separate shower.

This sizeable family home provides ample space for any growing family. Beautifully presented throughout, this home has been lovingly maintained throughout its ownership. With a new wet-dash render installed in 2016 and a new slate roof installed in 2022, this incredible home is move in ready.

## 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 a laid to lawn garden can be found with decorative borders and a generous paved patio area, providing the perfect backdrop for alfresco dining. To the rear, a planted garden can be found with raised planted borders including a beautiful rose garden. A secure stone built fencing with a handy wooden gate leading to a rear lane, provide privacy, whilst an outdoor WC adds convenience. There is also a generous Garage space, fitted with wooden double doors providing access to the rear lane, as well as a range of wall and base units with complimentary worktop over, light and power.

## Services

The property is fitted with a new Worcester gas boiler, installed in 2024 and benefits from mains electric, mains gas, mains water and mains drainage. A full electrical inspection was also carried out in 2025 and is valid for 10 years.

## Tenure

The property is Freehold. Title number: LAN293889.

## Council Tax

This home is Band D under Lancaster City Council.

## Viewings

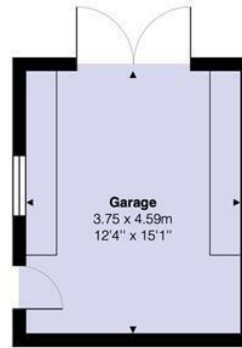
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

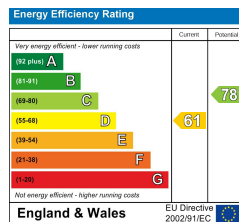
View online or for more information contact our office for details.







Total Area: 255.7 m<sup>2</sup> ... 2753 ft<sup>2</sup>



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