

**3 Bed  
House - Semi-Detached  
located in Heysham**

**Jennings**  
estate agents

# 8 Mossgate Walk

Heysham

Morecambe

LA3 2JD



Asking price £220,000

Welcome to this impressive semi-detached house located on Mossgate Walk in the picturesque area of Heysham. This property boasts a generous layout, featuring an inviting reception room that provide ample space for both relaxation and entertaining. The heart of the home is undoubtedly the well-appointed kitchen, which flows seamlessly into the dining area, making it perfect for family gatherings or hosting friends.

With three spacious bedrooms, this residence offers comfortable living for families or those seeking extra space. Each bedroom is designed to be a tranquil retreat, ensuring restful nights and rejuvenating mornings. The property also includes a modern bathroom and en-suite to the master bedroom, providing convenience and privacy for all occupants.

The outdoor space is equally appealing, offering a private garden that invites you to enjoy the fresh air and sunshine. Whether you wish to cultivate a garden, host summer barbecues, or simply unwind with a good book, this outdoor area is a versatile extension of your living space.

Located in the charming community of Heysham, you will find yourself close to local amenities, schools, and beautiful coastal walks. This home is not just a place to live; it is a lifestyle choice that combines comfort, style, and convenience. Don't miss the opportunity to make this wonderful property your own.

Viewings are highly recommended, so please call the office for further details.

## Hall

Entrance doorway and under-stairs storage cupboard. Stairs leading to the first floor landing.

## Cloakroom / WC

Two piece suite incorporating: wash hand basin and a low level WC. Tiled flooring. Radiator.

## Lounge

10'11" (R) x 16'3"

Double glazed uPVC window to the front and double glazed uPVC French doors leading to the rear garden. Electric fire. Two radiators.

## Kitchen Diner

10'12" x 16'3"

Modern fitted kitchen with a range of wall and base units comprising: one and a half stainless steel sink unit, electric oven, four ring gas hob and a stainless steel extractor fan. Space for a fridge freezer and washing machine. Double glazed uPVC window to the front and double glazed uPVC French doors leading to the rear garden. Tiled flooring. Double radiator.

## First Floor

### First Floor Landing

Double glazed uPVC window to the front aspect. Loft access. Storage cupboard housing cylinder.

### Master Bedroom

9'9" x 11'11" (R)

Double glazed uPVC window to the rear aspect. Radiator. Door leading to-

### Ensuite

Three piece suite containing: shower cubicle, wash hand basin and a low level WC. Double glazed uPVC window to the front. Tiled walls and flooring. Radiator. Downlights.

### Bedroom Two

12'1" x 8'11"

Double glazed uPVC window to the front aspect. Radiator.

### Bedroom Three

14'2" (M) x 7'1"

Double glazed uPVC window to the rear. Radiator.

## Bathroom

Modern three piece suite incorporating: bath, wash hand basin and a low level WC. Double glazed uPVC window to the front. Heated towel rail. Downlights.

## Exterior

### Front Garden

Laid lawn garden to the front with flowerbeds with established plants. Gated access to the rear garden.

### Rear Garden

Low maintenance block paved rear garden. Garden shed. Gated access leading to two car parking spaces.

## Additional Information

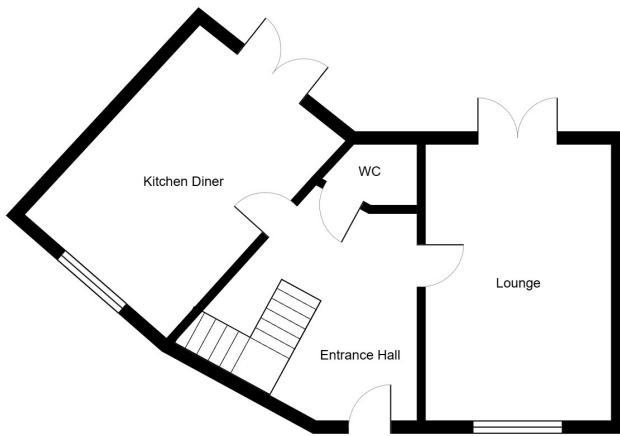
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Mossgate Walk, Heysham, LA3 2JD



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		77	
(69-80) C			
(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	

**EPC Rating: C**  
**Council Tax Band: C**

**DIRECTIONS**

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