

12 Lavender Way, Middleton, Heysham, LA3 3FL



£285,000

Extended to the rear with the addition of a beautiful orangery, this flexible two-bedroom detached true bungalow forms part of a modern development set in a desirable coastal and semi-rural location. Surrounded by stunning sea and countryside scenery, the area is perfect for peaceful walks and enjoying the natural landscape.

This spacious and well-presented bungalow offers two generous double bedrooms, both benefiting from their own en-suite facilities, a shower room to the principal bedroom and an en-suite bathroom to the second bedroom. The property also features a bright and welcoming lounge/diner and a modern kitchen with integrated appliances.

The highlight of the home is the lovely orangery extension to the rear, creating a versatile living space with wonderful views over the garden, ideal for relaxing, entertaining, or simply enjoying the outlook.

Outside, the south-facing garden has been designed for low maintenance and offers several patio areas, perfect for making the most of the sunshine. The property also benefits from the installation of 16 solar panels, enhancing its energy efficiency and helping to reduce running costs. Middleton Towers enjoys excellent access to nearby Heysham Village, while convenient road links lead to the coastal town of Morecambe and the historic city of Lancaster.

Steeped in history, Middleton Towers is a unique location, with the original towers overlooking the North Sea and marking the gateway to the beautiful Morecambe Bay. This superior property has been

designed to a high specification and is ready to move straight in.

Entrance Vestibule

Door to the hallway.

Hallway



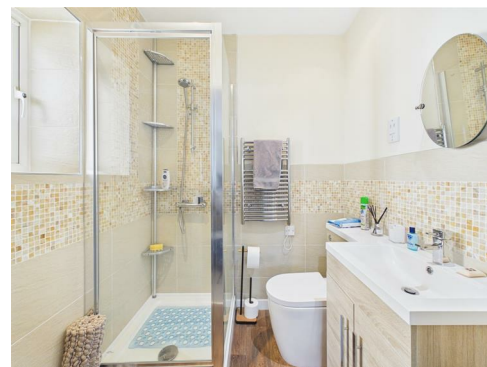
Electric storage radiator, wood flooring. Utility cupboard with plumbing for the washing machine and the consumer unit.

Bedroom One



Currently used as an office with a double-glazed window to the front, built-in wardrobes, carpeted floor, electric storage heater, and door to the en-suite. Access to the loft with a pull-down ladder, power and light, and batteries for the solar panels

En-Suite Shower Room



Double-glazed frosted window to the side, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, non-slip flooring, wall heater, extractor fan, W.C.

Bedroom Two



Double-glazed doors leading to the orangery, built in wardrobes, carpeted floor, electric storage heater, and door to the en-suite.

En-Suite Bathroom



Double-glazed frosted window to the side, panelled bath with thermostatic shower, vanity unit with inset wash hand basin, non-slip flooring, extractor fan, heated towel rail, W.C.

Kitchen



Double-glazed window to the front, range of beautifully crafted cabinets with complementary work surfaces, integrated fridge and freezer, stainless steel sink, integrated electric oven and grill, four plate induction hob and extractor hood, dishwasher, tiled flooring, double doors to the lounge.

Lounge/Diner



Double-glazed door to the orangery, wood surround fireplace with inset flame effect electric fire, two electric storage heaters, carpeted floor.

Orangery



Two double-glazed skylights and

double glazed door to the garden with built-in blinds, two electric storage heaters and a tiled floor,

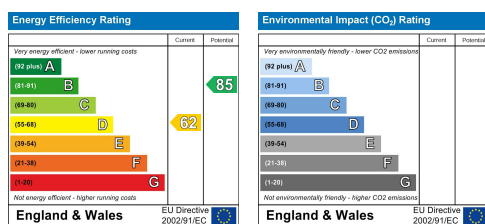
Outside

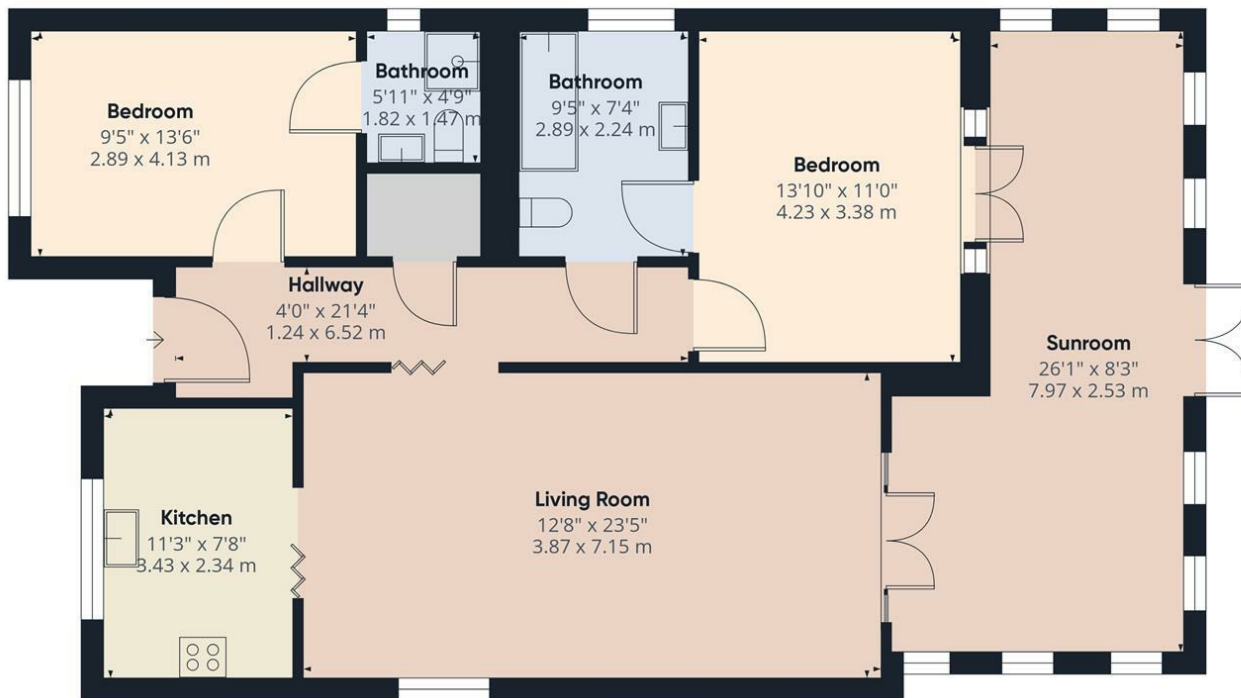


Off-road parking for two cars to the front and lawn area. Fully enclosed south-facing rear garden, patio areas, storage sheds, water taps to front and side, two outside power points.

Useful Information

Tenure Freehold
Council Tax Band (D) £2,408
New Electric Storage Heaters





Approximate total area⁽¹⁾
1152 ft²
107 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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