



**R&B**  
ESTATE AGENTS

Smithy Cottage, 19 Middleton  
Road, Heysham, Morecambe, LA3  
2QE

19, Middleton Road, Heysham, Morecambe

## The property at a glance 3 1 1

- Charming Detached Cottage
- Three Bedrooms
- Modern Throughout
- Undercover Off Road Parking for Two Cars
- Gas Central Heating/Storage Room with Boiler
- Village Location
- Coastal Walks & Amenities
- Tenure: Freehold
- Property Band: C
- EPC: D

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**Offers Over  
£280,000**

# Get to know the property



Nestled on Middleton Road in the charming area of Heysham, Morecambe, this chocolate box cottage is ideal for a variety of buyers. This home has been in the family for over fifty years the owners have seamlessly blended its traditional charm with modern living. This delightful property has three well-proportioned bedrooms, perfect for families or those seeking a peaceful retreat in the Historic Village.

As you enter, you are welcomed into a spacious living and dining room, which serves as the heart of the home. This inviting space is ideal for entertaining guests or enjoying quiet evenings with loved ones. The cottage's design seamlessly blends modern comforts with a touch of traditional charm, creating a warm and welcoming atmosphere.

For those with vehicles, undercover off-road parking for two cars is a significant advantage, providing ease and security. Furthermore, an external storage room offers practical space for garden tools or outdoor equipment, enhancing the functionality of the property.

The property is situated close to local amenities, providing easy access to shops, schools, and other essential services, making it a highly desirable location for modern living.

In summary, this modern cottage on Middleton Road is a rare find, combining spacious living and charming village amenities and walking distance to the stunning sea front.





## Living Room

Door into living/dining room, four UPVC windows, two radiators, smoke alarm, thermostat, wall mounted living flame fireplace in tiled recess, laminate flooring, door to kitchen and stairs to first floor.

## Kitchen

UPVC window, radiator, mix of wall and base units with laminate worktops, integrated oven, four ring electric hob, integrated cooker hood, one and a half bowl sink with mixer tap, tiled splash back, space for fridge/freezer and washing machine, panelled ceiling, laminate flooring and door to rear.

## First Floor

### Landing

Two UPVC windows, radiator, loft access, smoke alarm, doors to bedroom one, two, three and bathroom.

### Bedroom One

UPVC window and radiator.

### Bedroom Two

UPVC window and radiator.

### Bedroom Three

UPVC window and radiator.

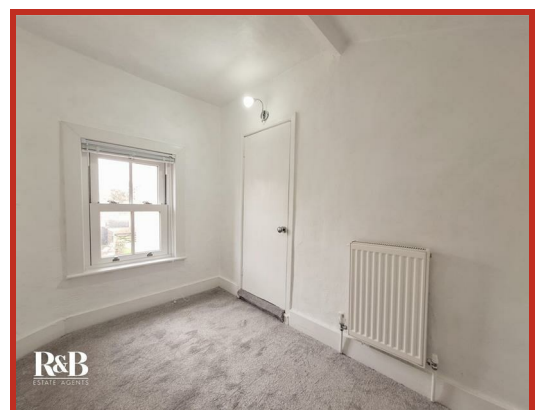
## Bathroom

UPVC window, radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head attachment over bath, fully tiled surround and vinyl flooring.

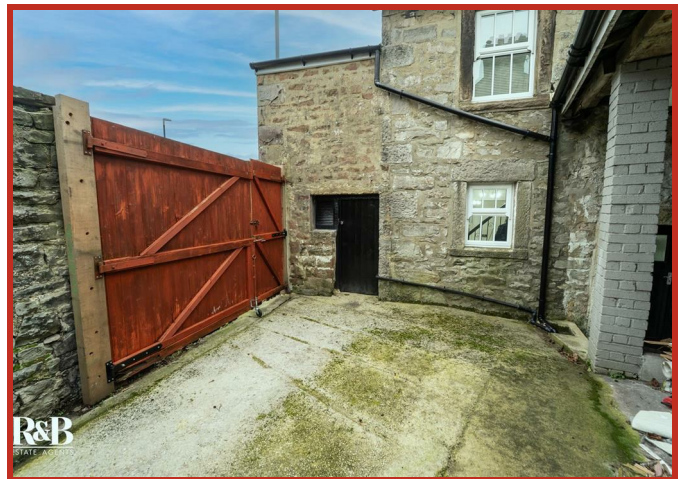
## External

### Rear

Off road parking for two, outdoor WC and storage room.



Smithy Cottage, 19  
Middleton Road, Heysham,  
Morecambe, LA3 2QE



Smithy Cottage, 19  
Middleton Road, Heysham,  
Morecambe, LA3 2QE



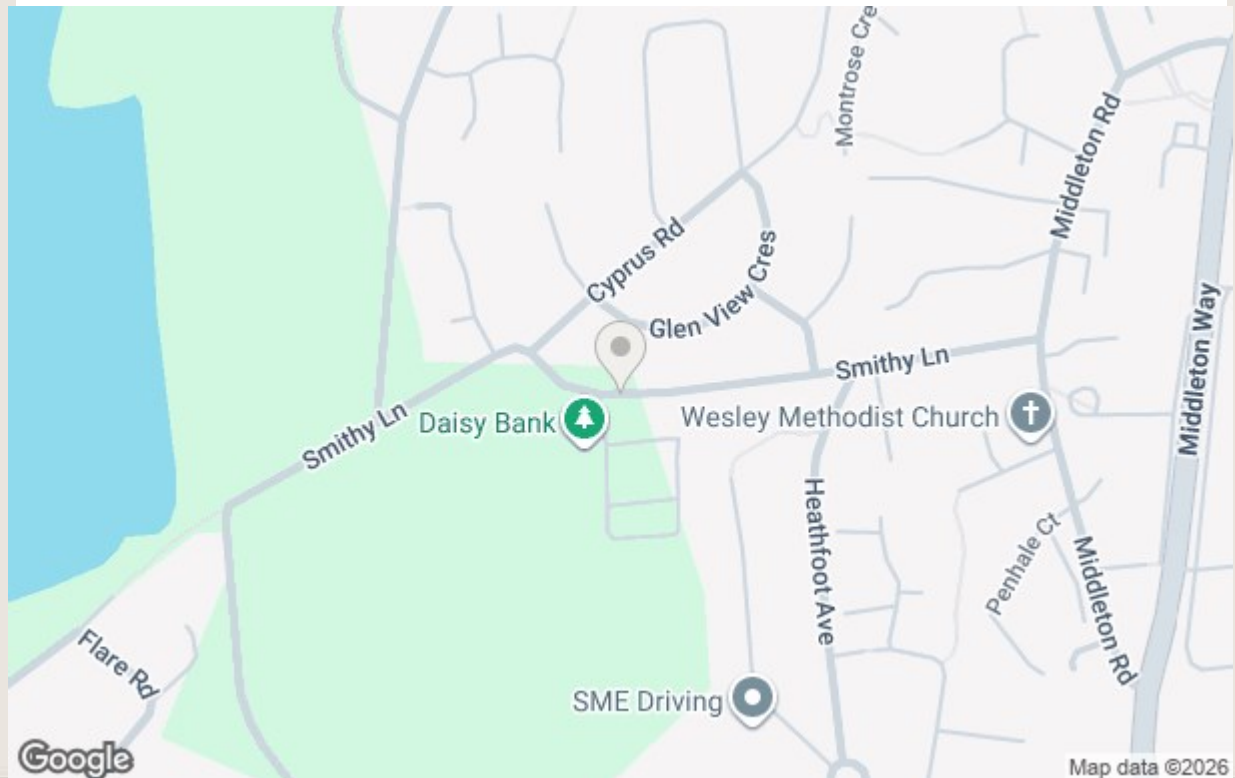
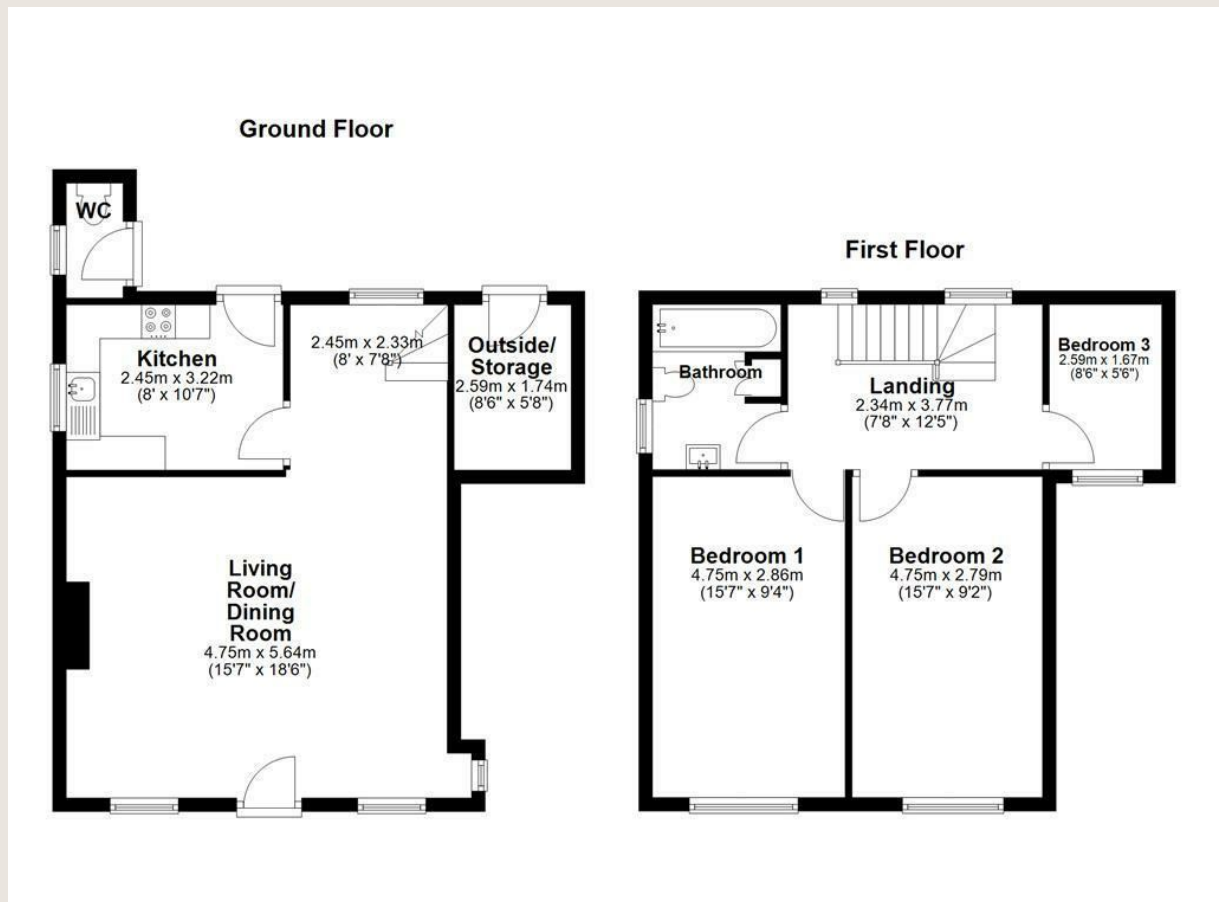
GET IN TOUCH TODAY

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbstateagents.co.uk](http://www.rbstateagents.co.uk)

# Take a nosey round



**R&B**  
ESTATE AGENTS

**GET IN TOUCH TODAY**  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC