



42 Hampton Road, Heysham, Morecambe, LA3 1EL

Offers over £145,000



Inside The Home

Set across three well-proportioned levels, this four-bedroom mid-terrace home offers generous living space, ideal for first-time buyers, investors or families seeking room to grow. The recently renovated lounge is a true focal point of the home. Thoughtfully updated, the wooden joists have been replaced, a damp proof course completed, and the room has been fully replastered, redecorated and finished with new flooring. The result is a modern yet welcoming space, centred around an electric fire set within the chimney breast and complemented by a wooden mantle creating a stylish and cosy setting for everyday living. To the rear, the dining room provides a versatile second reception space, perfect for family meals, entertaining or even a playroom or additional sitting area. The current owner has reinstated character by opening up the previously covered fireplace, decorating the recess and adding a wooden mantle, enhancing the room's charm. There is also useful under-stairs storage. The kitchen is a good size and offers practical functionality, housing the boiler and providing space for a fridge freezer and washing machine, with ample room for further personalisation.

Upstairs, the property continues to impress with a generously sized bathroom fitted with a three-piece suite and overhead shower, along with a fitted wardrobe for additional storage. There are four bedrooms in total, two doubles and two singles, offering flexible accommodation. One of the single rooms is currently utilised as a home office, ideal for modern working arrangements.

The property has benefited from a new roof in 2021 and the flat roof on the extension was also replaced in 2017.

Offering spacious accommodation across three floors, this is a fantastic opportunity to acquire a home with solid improvements already completed, yet still providing scope to put your own stamp on it. Offered for sale with no chain.

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

There is on street parking available on a first come first served basis. The property benefits from a quaint courtyard to the rear of the property accessed via the kitchen and is secured by brick and a gate.

Services

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

Tenure

The property is Freehold. Title number: LA791476

Council Tax Band

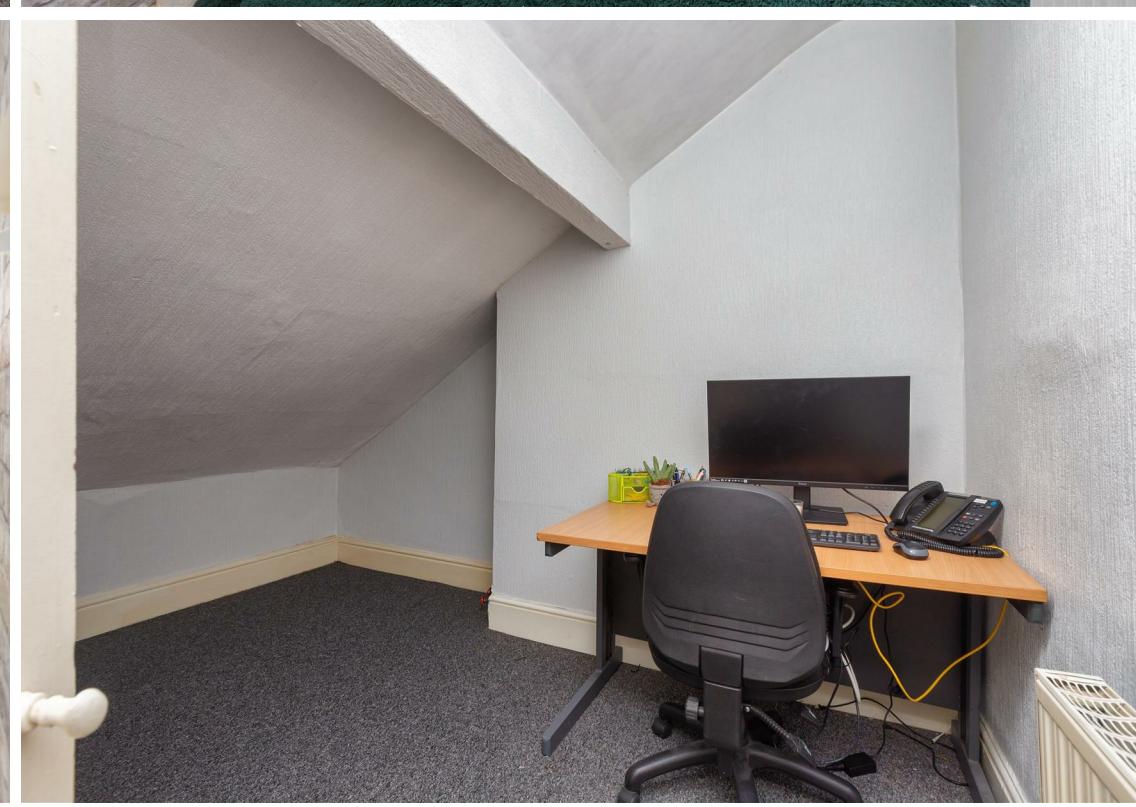
This home is Band A under Lancaster City Council.

Viewings

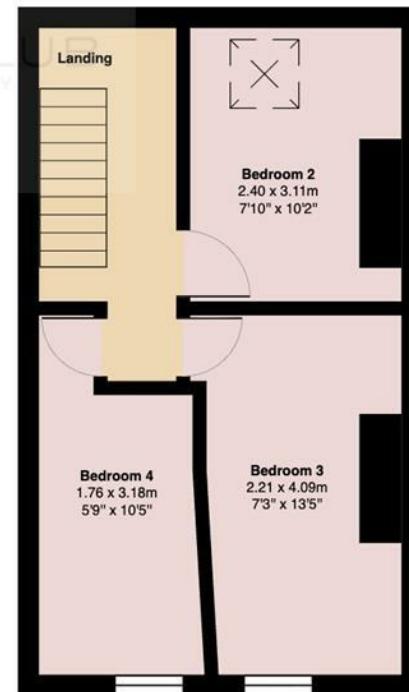
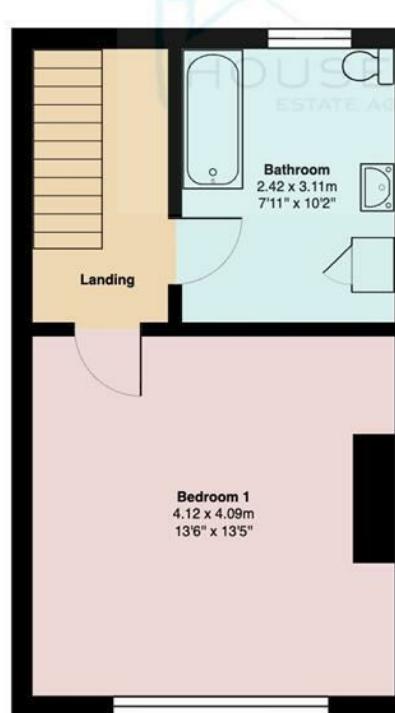
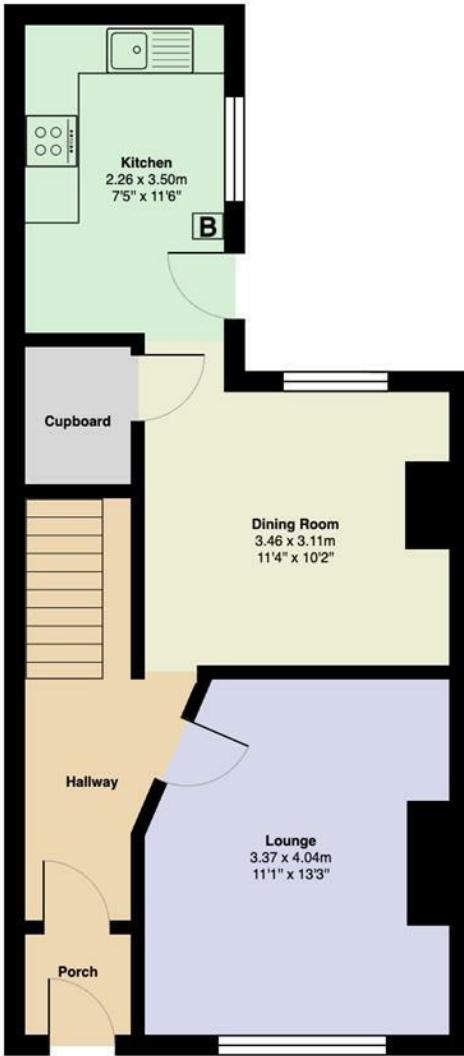
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







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

Your Award Winning Houseclub

