





### **Inside The Home**

Entered via a wooden glazed door, this leads into a welcoming Entrance Hall, with laminate flooring, stairs to the first floor and a handy ground floor WC. To the left, a generous Kitchen can be found fitted with a range of wall and base units with complementary worktops over and appliances which include a four ring gas hob with extractor above, a high-level oven, an integrated fridge freezer and a dishwasher, with plumbing for washing machine. To the rear, a generous reception room can be found, perfect for use as a Dining Room or a second Sitting Room. With a handy understair storage cupboard and UPVC double glazed French doors providing access to an enclosed rear garden.

To the first floor, a spacious Living Room can be found providing a cosy backdrop. The first of four Bedrooms is located on this floor, with access to a Jack and Jill ensuite Shower Room. A generous built in storage cupboard can also be found housing a hot water cylinder, as well as a staircase providing access to the second floor.

Three further well-proportioned Bedrooms can be found, with a master bedroom benefiting from an ensuite Shower Room. The main family Bathroom is also located on this floor and features a three-piece suite with complementary tiling to suit.

Offered to the market with No Chain, this spacious home is perfect for a range of buyers from first timers, young families and those looking to extend their rental portfolio.

### **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 small laid to lawn garden can be found, with a pathway providing access to the front door. To the side, a paved pathway currently used as a bin store can be found, which provides access to the rear of this home. An enclosed rear garden provides the perfect backdrop for alfresco dining and social get-togethers. With privacy hedging, a secure rear gate and planted borders. There are also two parking spaces to the rear marked at 164, located to the left of the carpark.

### **Services**

The property is fitted with gas central heating system and benefits from mains electric, mains gas, mains water and mains drainage.

### **Tenure**

The property is Leasehold. Held on a balance of 250 Years from the 1st January 2007. With a monthly management fee of £19.77 and an annual ground rent of £150. This includes upkeep of communal areas including the carpark area. There is also potential of purchasing the Freehold via Miller Homes. Title number: LAN188303

### **Council Tax**

This home is Band C under Lancaster City Council.

### **Viewings**

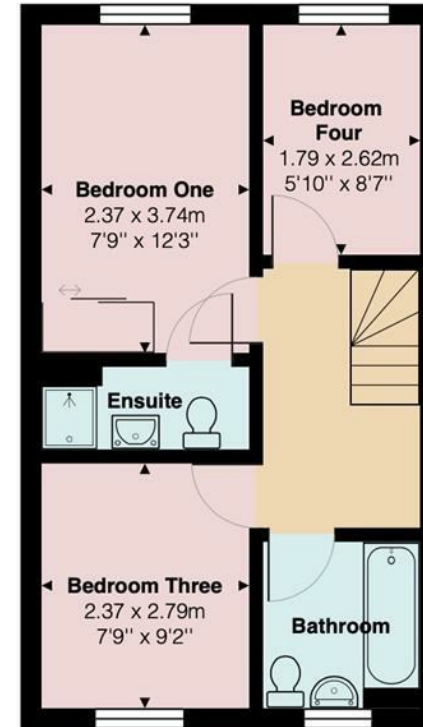
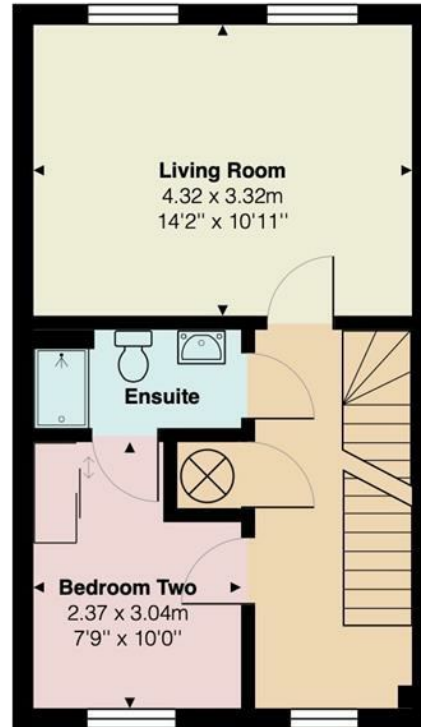
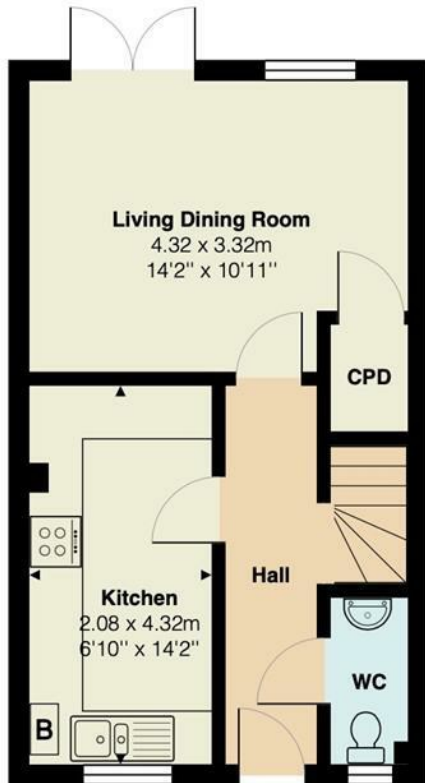
Strictly by appointment via Houseclub Estate Agency.

### **Energy Performance Certificate**

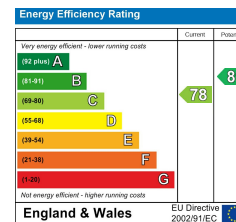
View online or for more information contact our office for details.







Total Area: 101.1 m<sup>2</sup> ... 1088 ft<sup>2</sup>



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