





## Inside The Home

This beautifully presented three-bedroom detached home in Heysham has undergone a full renovation by the current vendor, resulting in a stylish, modern property ready to move straight into. Improvements include a newly fitted kitchen and bathroom replastered walls, complete redecoration, new flooring throughout, a downstairs WC, a new en-suite shower room, and a boiler replacement approximately five years ago. Entry is via a double UPVC front door leading into a welcoming hallway. To the right is a bright and spacious lounge, enhanced by a box bay window and contemporary décor. The vendors have thoughtfully opened up the ground floor by introducing an archway into the dining room, creating a wonderful sense of flow. From here, patio doors lead seamlessly into the conservatory, providing additional reception space and lovely views over the rear garden. The kitchen has been carefully designed in a modern milk-grey finish and is supplied by Magnet, offering both style and practicality. Integrated appliances include an oven, fridge/freezer, microwave and dishwasher. There is also useful understairs storage, currently utilised as a practical laundry area with space for a washing machine and additional household storage.

To the first floor are two well-proportioned double bedrooms and a generous single bedroom, which comfortably accommodates a three-quarter bed. The front bedroom benefits from fitted wardrobes, maximising space and storage. The master bedroom features a modern en-suite shower room. Completing this level is a family bathroom fitted with a three-piece suite and overhead shower.

The loft is partially boarded, providing additional storage space.

Overall, this is a superb family home in a desirable and central location, finished to a high standard throughout and ready for its next owners to enjoy.

## 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, there is a lawned garden alongside a driveway providing off-road parking for two vehicles and a spacious garage. To the rear, the garden is fully enclosed by fencing, creating a secure and private environment. The space is predominantly laid to lawn, complemented by a paved seating area positioned just outside the conservatory, which is accessed via patio doors from the dining room. Decorative planters add character and colour, enhancing the overall setting. This is a fantastic outdoor space perfect for children to play, family gatherings, or simply enjoying time outdoors. The property also benefits from CCTV to the front and rear for added security.

## 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 Leasehold. Leadsehold term 999 years, years remaining 970 years. Title number: LA869944. The property has an annual ground rent of £50.

## Council Tax Band

This home is Band C under Lancaster City Council.

## Viewings

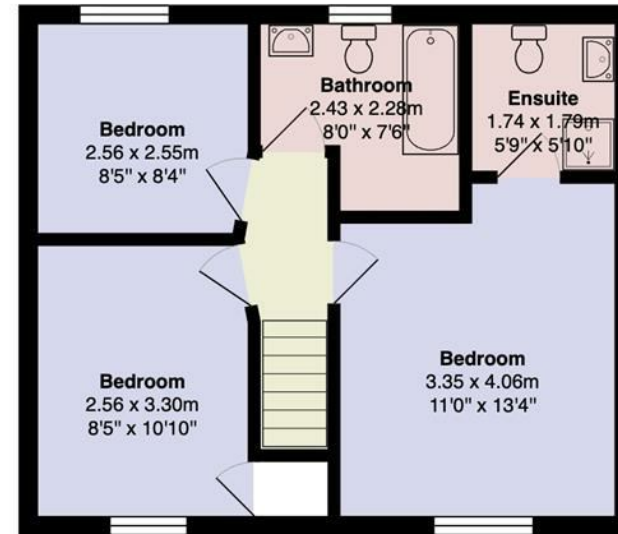
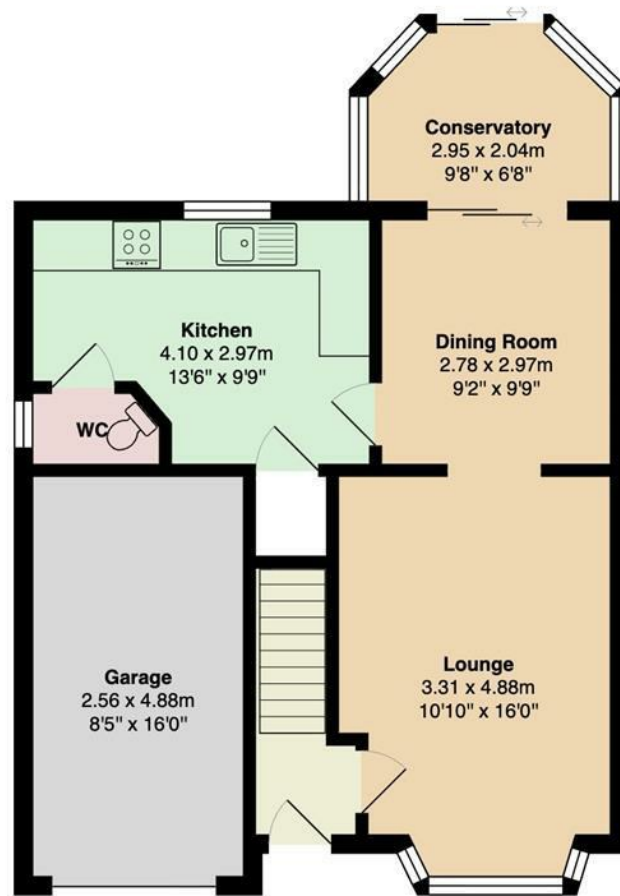
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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

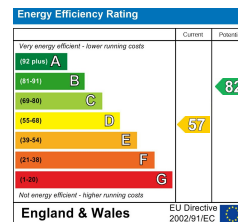






Total Area: 103.6 m<sup>2</sup> ... 1115 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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