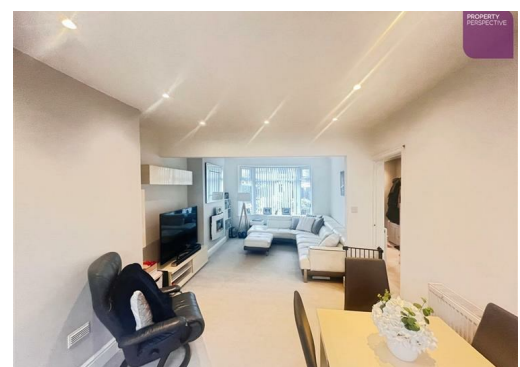




## Douglas Avenue, Morecambe, LA3 2LP

**£219,995**

A bright, bay-fronted three-bedroom semi on a popular Heysham avenue. Since purchasing the property, the seller has tastefully renovated and redecorated, opening the ground floor into a sociable open-plan lounge/diner, refreshing the kitchen and updating the bathroom. There's driveway parking, a private rear garden and easy links to the Bay Gateway for Lancaster and the M6—ideal for first-time buyers and growing families.





# 11 Douglas Avenue, Heysham, Morecambe, LA3 2LP

## Ground Floor

### Entrance Hall

Welcoming entrance hallway with room for coats and shoes, stairs rise to the first floor.

### Open-Plan Lounge 6.89m x 3.49m

A lovely through-room made for everyday living—bay window to the front, a defined lounge area for movie nights, and a dining zone to the rear with French doors opening straight onto the patio and garden.

(originally two rooms: Lounge 3.09m x 3.49m excl. bay; Dining 3.80m x 3.49m)

### Kitchen 15'6" x 7'3" (4.74m x 2.22m)

Sleek and practical with ample storage, wood-effect worktops, inset hob with chimney hood, integrated oven & microwave, and space/plumbing for laundry appliances. Dual-aspect windows keep it bright; door to the garden.

## First Floor

### Bedroom One 11'5" x 11'5" (3.48m x 3.49m)

A generous double with bay window—plenty of room for wardrobes.

### Bedroom Two 11'3" x 11'5" (3.44m x 3.49m)

A second double overlooking the rear garden; peaceful and private.

### Bedroom Three 7'7" x 5'8" (2.32m x 1.75m)

Perfect as a nursery, dressing room or compact home office.

### Bathroom

Crisp white suite with P-shaped bath, glass screen and rainfall/hand shower, vanity basin and WC; tiled for easy maintenance.

### Outside

Front – Driveway parking and a neat lawn with established shrubs.

Rear – An enclosed garden with paved patio for summer dining, level lawn and fenced boundaries—low-maintenance and child-/pet-friendly. Older style garage

### The Area

Douglas Avenue is a well-established residential street in Heysham, placing you close to local shops, schools and coastal walks on the promenade. Quick access to the Bay Gateway connects you to Lancaster and the M6 for regional travel, while buses and local amenities are within easy reach.









