



**11 Seymour Avenue, Heysham, Morecambe, LA3 2JR**  
**Offers in the region of £315,000**



## Inside The Home

Stepping in to this immaculate family home, you enter via a composite, glazed door into a light and bright Entrance Porch, which was built within the last 2 years. With a feature vaulted ceiling and decorative wooden panelling, this proceeds into a bright and spacious Entrance Hall, with stairs leading to the first floor, a useful ground floor WC, as well as two storage cupboards. With wooden flooring, this leads into a warm and inviting Living Room, centred around a log burning stove. With a large UPVC double glazed bay window, this room has ample natural light, as well as decorative wooden panelling to the walls. This beautiful room provides the perfect back drop for cosy nights in in front of the fire.

The open plan Dining Kitchen is located to the rear of the property, providing a heart for this busy family home. Located in the Dining Area, an open fireplace sits centrally with large UPVC double glazed sliding doors providing access to the rear garden. With feature mood lighting to the ceiling and new laid laminate flooring, this wonderful space leads directly into the Kitchen, where a range of wall and base units can be found providing ample storage. Integrated appliances include a four ring gas hob with an extractor hood above and an oven below, as well as space for a fridge freezer, plumbing for a washing machine and space for a tumble dryer. With a UPVC double glazed providing access to the garden, this completes the ground floor.

To the first floor a useful storage cupboard can be found, as well as three generous Bedrooms can be found, all double in size. With an incredible family bathroom fitted with a three-piece suite comprising a WC, a wash handbasin and a large Bath with dual shower heads, complementary tiling and a large heat resistant mirror with lighting. This beautiful room is completed by wooden flooring. There is also access to a large loft space which is fully boarded providing a well needed additional storage area.

Located in the rear garden a large work from home office space can be found. Use it as you will, this provides ample space for an additional reception room, a games room, gym - the choice is yours! Centred around a wall mounted electric fireplace, this provides a warm and cozy ambience.

This property is immaculately presented throughout and provides ample space for a growing family to move in with little/nothing to do. Taken back to brick, this property has been lovingly maintained and updated during its time of ownership which include all windows and doors being replaced within the last 4 years.

## 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 manageable 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 block paved driveway can be found providing off-road parking for approximately two cars. This leads to a small but perfectly adequate garden area with an astroturf lawn and tiled patio area, providing the perfect place to sit out on a warm summers evening. To the rear, a large laid to lawn garden can be found with a raised astroturf area which currently houses a large climbing frame. A wooden decked patio area provides the perfect space for family BBQ's and alfresco dining. The garden is generous in size and continues to a laid to lawn garden perfect for allowing little ones to run and play. For those with green fingered interests, there is ample space for flower and veggie beds. Located to the side of the property, a large Garage and Workshop can be found. With an electric roller door, light and power, there is ample space for those with hobbies and mechanical interests.

## Services

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

## Tenure

The property is Freehold. Title number: LA724302.

## Council Tax

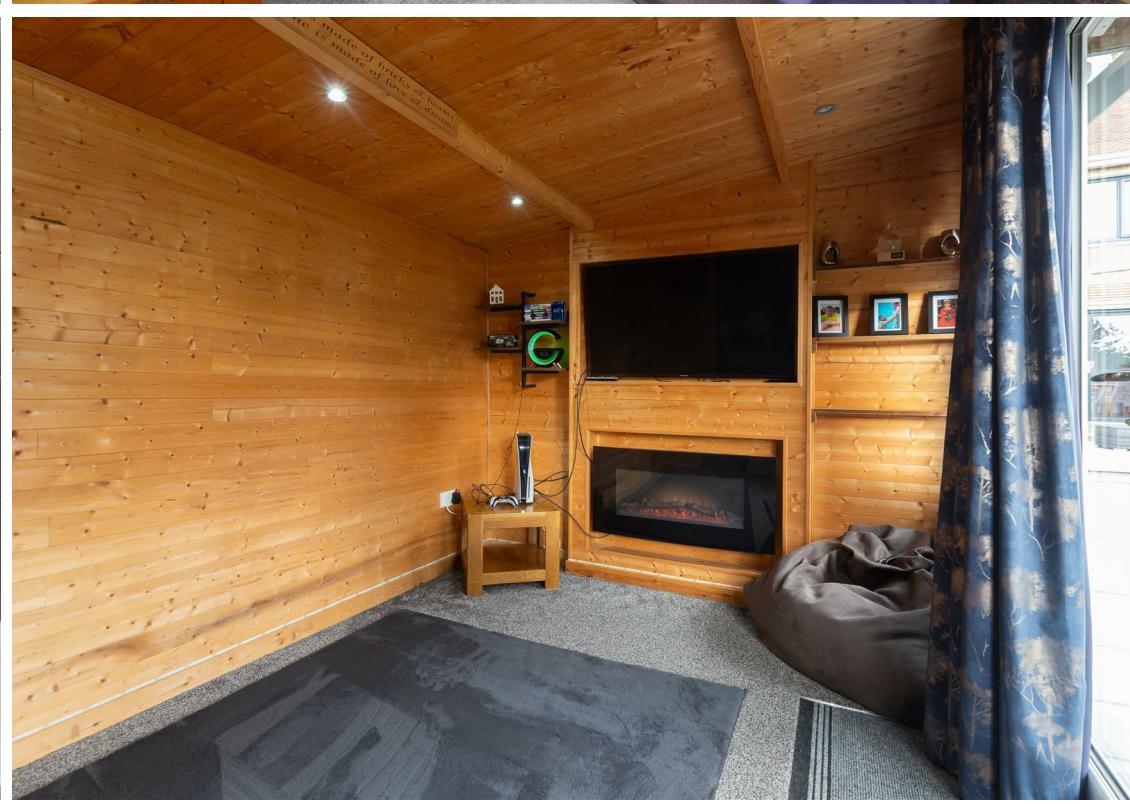
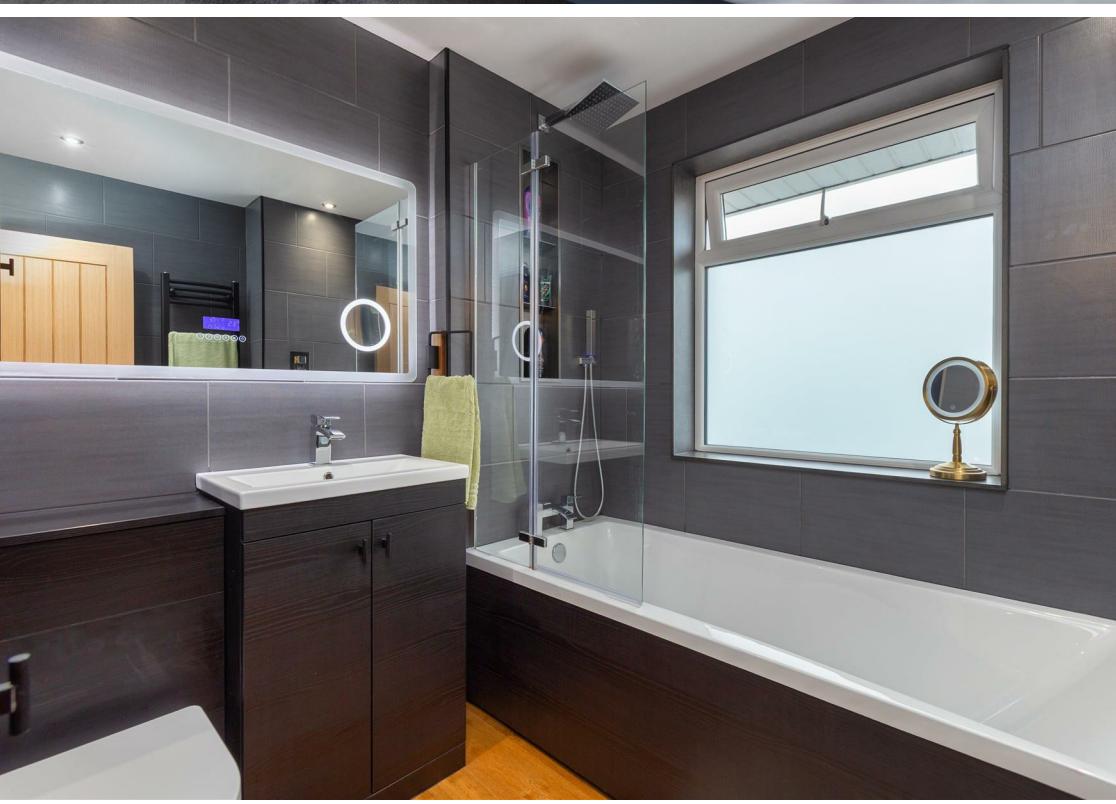
This home is Band C under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







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