



31 Bold Street, Heysham, Morecambe, LA3 1TS

A substantial four bedroom period terrace within walking distance of the Heysham coastline. This property is conveniently located, within easy reach of shops, restaurants and amenities, ideal for busy families. Transport links provide access to Heysham, Morecambe, Lancaster and the surrounding area, with the Bay Gateway offering an easy route onto the M6 motorway, great for those who travel for work.

The expansive property has bags of potential, with an abundance of space to tailor to your lifestyle and enviable period features throughout. The ground floor features two large reception rooms, a bright fitted kitchen and a valuable utility room and WC to the rear. On the first floor, two double bedrooms are serviced by the four piece bathroom with two further double bedrooms and a deep store room on the top floor. The property has both front and rear gardens, with space for seating and planting, the perfect spots to soak up the sun and enjoy the local wildlife.

This period property is just waiting for you to add your mark and create your stunning new coastal home. Don't miss out, contact us today to book a viewing!



Ground Floor

Hall
17'7" x 5'4" (5.36 x 1.65)

An internal porch and hallway greet you as you enter the house, with high ceilings, a decorative archway and an internal stained glass window reflecting the age of the property. A double panel radiator sits against the wall at the foot of the staircase, with space on the varnished floorboards for a console table to store keys and post. Two ceiling lights and white painted walls make this a bright, welcoming entrance to the home.

Reception Room 1
14'8" x 11'5" (4.48 x 3.49)

A well-proportioned reception room offers space for entertaining and relaxing, with a double glazed bay window on the front aspect providing plenty of natural light and views of the established front garden. An electric fire sits on a marble hearth with a white decorative fireplace, forming the focal point of the room, with alcoves either side ideal for storage units. There is ample space on the exposed floorboards for multiple seating and storage options, so you can configure the room to fit your needs. Pastel pink painted coving and skirting boards add a pop of colour, contrasting against the white painted walls.

Kitchen
14'3" x 9'4" (4.36 x 2.85)

A fitted kitchen sits at the centre of the house, with French doors leading out to the rear garden, allowing the space to be opened up in the warmer months. There's no shortage of storage space, with light blue cabinetry above and below the black laminate surface, with a complementary blue tiled backsplash protecting the painted walls. Appliances include a four ring gas hob with a double oven below, a countertop sink and drainer, plus undercounter space for a fridge. There is space at the rear of the room for a small dining table, with a double panel radiator against the wall making it comfortable to cook and dine throughout the year.

Reception 2
9'10" x 9'8" (3.01 x 2.97)

A versatile reception room at the rear of the house would make a brilliant dining room, second seating area or hobby space. The room has been replastered, with a double glazed window on the side aspect providing daylight. A gas stove on the back wall provides warmth with an internal door through to the utility room behind.

Utility Room & WC
9'10" x 6'1" (3.00 x 1.86)

A valuable addition to the home, a utility room and WC sits at the rear of the ground floor. Great for busy households, you can keep appliance noise and laundry mess out of the main living spaces, with ample room for additional shelving and storage.

First Floor

Bathroom
11'3" x 9'10" (3.43 x 3.01)

A four piece bathroom services the home, with dual aspect double glazed windows filling the room with light. Tiled to the ceiling, with a vinyl floor, it's a practical space and easy to maintain. The suite includes a bathtub, corner shower enclosure, low flush toilet and pedestal sink, everything you need for busy households. A double panel radiator sits behind the door, with a central ceiling light completing the main bathroom.

Bedroom 1
15'1" x 11'9" (4.61 x 3.59)

A spacious double bedroom at the front of the house is currently utilised as a living room, so you can tailor the space to suit your needs. A double glazed bay window, and second double glazed window flood the room with light from the front, with high ceilings adding to the sense of light and space. A fireplace with original period tiling forms the focal point of the room, with ample space on the floorboards for a bed, storage solutions and seating. Tastefully decorated with pastel green walls and dark painted coving, with a double panel radiator beside the entrance, it's a great space to relax in the evenings.

Bedroom 2
11'6" x 9'6" (3.52 x 2.91)

A replastered double bedroom sits off the landing, with space on the exposed floorboards for a bed, bedside tables and wardrobes. Alcoves either side of the chimney breast offers additional storage space, with a sealed fireplace in between. Light blue painted walls reflect the light from the double glazed window on the rear aspect, with a double panel radiator beside the door and central ceiling light, completing the comfortable second bedroom.

Second Floor

Bedroom 3
15'0" x 13'3" (4.59 x 4.05)

At the front of the property on the top floor is a large double bedroom, with two modern Velux windows that flood the room with natural light. Recently replastered, the room has ample space for a double bed, desk and wardrobes, giving you plenty of options in its configuration. A double panel radiator sits above the carpeted floor, with two pendant lights above, completing the bright, inviting bedroom.

Bedroom 4
11'7" x 9'7" (3.55 x 2.93)

A carpeted double bedroom sits off the top floor landing, with a double glazed window on the rear aspect. Currently used as a hobby room, there is ample space for a bed and storage solutions, with alcoves either side of the chimney breast providing additional floor space. A double panel radiator sits beside the doorway with a central pendant light above, making it a warm, useable space day or night. The wall between the two bedrooms is a partition wall so there is potential to knock through if required.

Store Room
9'11" x 5'10" (3.03 x 1.80)

A valuable storage room sits on the top floor, with a doorway at the top of the stairs. A deep room with a Velux window above, it's ideal for storing away household gadgets and bulky items, with potential for conversion, so you can decide how to use this unexpectedly large space.

Attic
An attic space above the property has been reinsulated, keeping heating costs down, with space among the rafters for storage.

External

Front Garden
An established front garden gives the house excellent kerb appeal, with bushes and planting designed to be low maintenance, self-sustaining and attractive to birds and insects. A hedge provides privacy from the street, with space for seating so you can soak up the sun whilst watching the local wildlife.

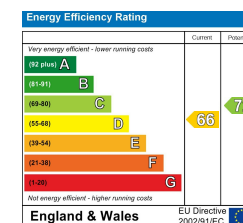
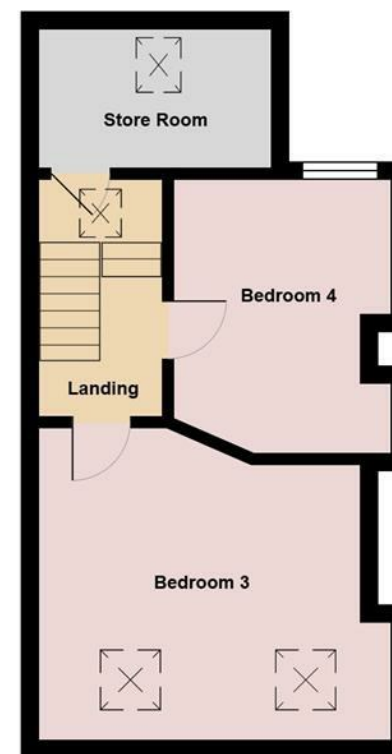
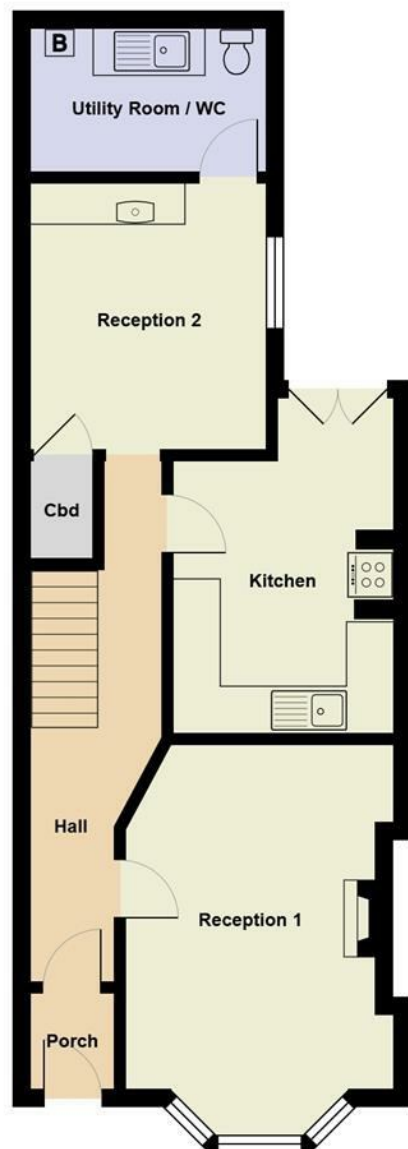
Rear Garden
Accessed by French doors from the kitchen, the walled courtyard garden at the rear of the property offers space for seating and planting, getting sun throughout the day. With stone walls and a rear gate to the alley behind, it's a safe and secure space for young children and pets. The rear of the house has been recently rendered, with new gutters and fascias, giving it a fresh look.

Additional Information
Freehold.
Council Tax Band A.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase







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