





## Inside The Home

Occupying a peaceful hillside position on a quiet residential street, this well-presented two-bedroom semi-detached bungalow enjoys delightful open views from both the kitchen and from the rear bedroom, offering a wonderful setting to enjoy throughout the seasons. The property offers two points of access, either through the welcoming front entrance or via a practical porch that opens directly into the kitchen. Fitted with a range of modern units, the kitchen provides ample worktop and storage space, room for white goods, and space for a compact dining table, making it the perfect place to enjoy everyday meals while taking in the far-reaching views through the large windows. The spacious lounge provides a comfortable and inviting living area, centred around an attractive electric fire, creating an ideal space to relax or entertain. There are two generous double bedrooms, with the master bedroom benefiting from contemporary fitted wardrobes that maximise the available space. The rear bedroom also enjoys the beautiful outlook towards Lancaster and the Bowland Fells. Completing the accommodation is a stylish three-piece bathroom, installed approximately two years ago with modern fixtures and fittings.

The current owner has undertaken an extensive programme of improvements, including a new roof, soffits and guttering, boiler which is approximately 10 years old which has been recently checked and serviced, a full electrical rewire with RCD protection, and external dashing completed approximately six to eight years ago. The kitchen porch was also added by the current owner, while new carpets have been fitted throughout. Further enhancements include cavity wall insulation and loft insulation to improve energy efficiency. The loft has been partially boarded and is accessed via a drop-down ladder with lighting, providing excellent additional storage. Externally, the detached garage, also built by the current owner, benefits from an electricity supply, making it ideal for secure parking, storage or use as a workshop.

Combining a peaceful setting with excellent accessibility, this property is perfectly suited to downsizers, those planning for single-storey living in the future, professionals, or small families. Conveniently positioned for easy access to the Bay Gateway, the M6 motorway, and the nearby centres of

Morecambe and Lancaster, it offers the ideal balance of tranquillity and connectivity.

## 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

Occupying a generous corner plot, the property benefits from wrap-around gardens that provide a variety of attractive outdoor spaces, all designed to be both practical and low maintenance. To the rear, a concrete area offers the perfect setting for outdoor dining, entertaining or simply relaxing. The side garden features an area of artificial lawn, ideal for seating or children's play, together with a timber shed providing useful additional storage. A detached garage, built by the current owner and benefitting from an electricity supply, is also located to the side, along with a private off-road parking space.

## 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 Freehold. Title number: LA774394

## Council Tax Band

This home is Band C under Lancaster City Council.

## Viewings

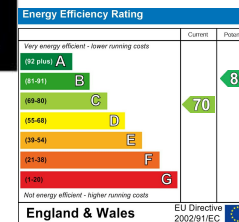
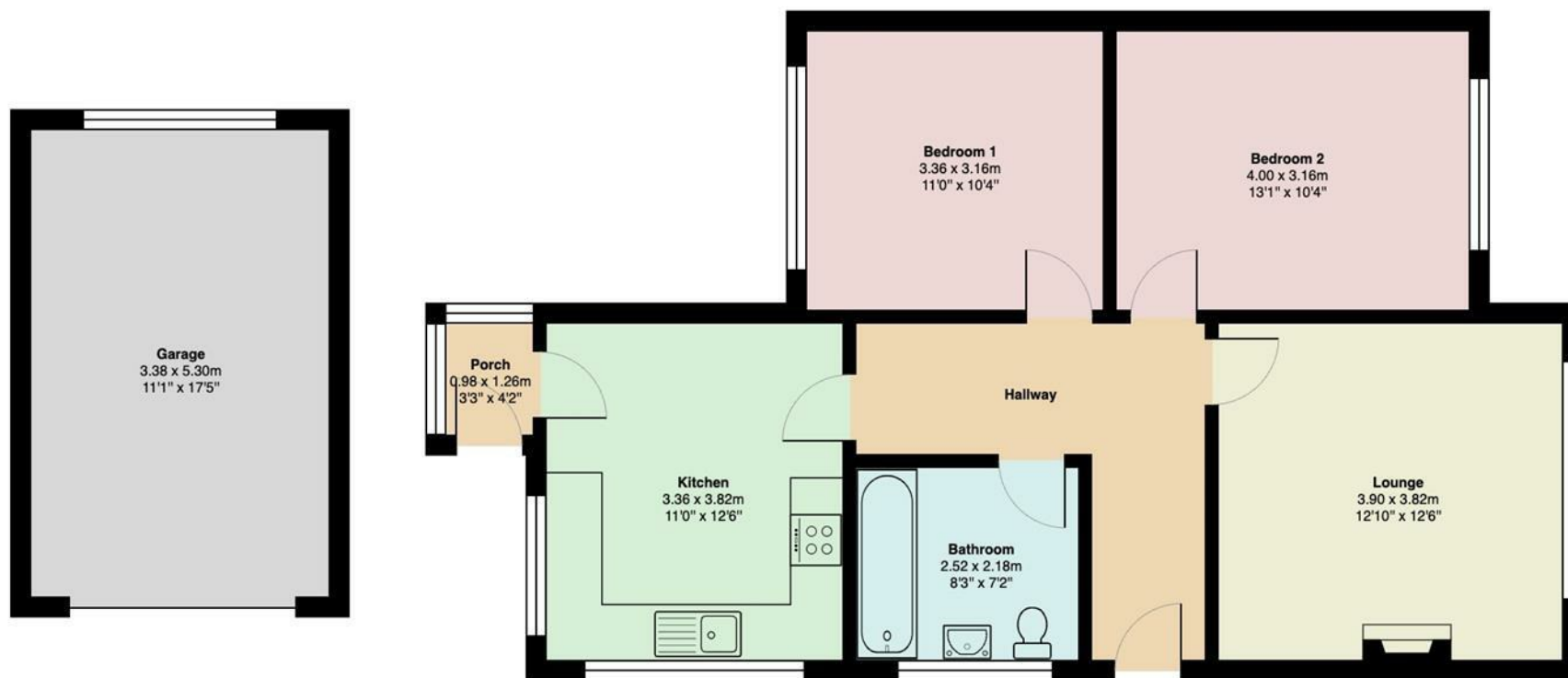
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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