









### Inside The Home

Entered via a UPVC double glazed door, this leads into an inviting Entrance Hall, providing ample space for coats and shoes. Proceeding into a large and spacious Living Room, this provides the perfect back drop for social gatherings and cosy nights in. Fitted with a handy ground floor WC, sliding doors leading into a large conservatory area perfect for enjoying views across the garden. A generous kitchen can also be fitted with a range of wall and base units with a complementary work surface over and an insect sink. Fitted appliances include a freestanding Hotpoint double oven with a four-ring hob above and extractor, As well as an integrated washer, And fridge freezer. The property is heated by a modern ideal boiler also located in the kitchen.

To the first floor, two spacious bedrooms can be found, As well as a three-piece bathroom suite.

### 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

Situated in a discreet cul-de-sac, to the front of the property, allocated parking for one car can be found, with additional visitor parking. To the rear, a low maintenance paved garden can be found perfect for potted plants or sitting out on a warm summer's day. With ample space to create a tranquil paradise with plenty of space for lawn and planted borders, should a purchaser wish.

### Services

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

### Tenure

The property is Freehold. Title number: LA823057.

### Council Tax

This home is Band B 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.

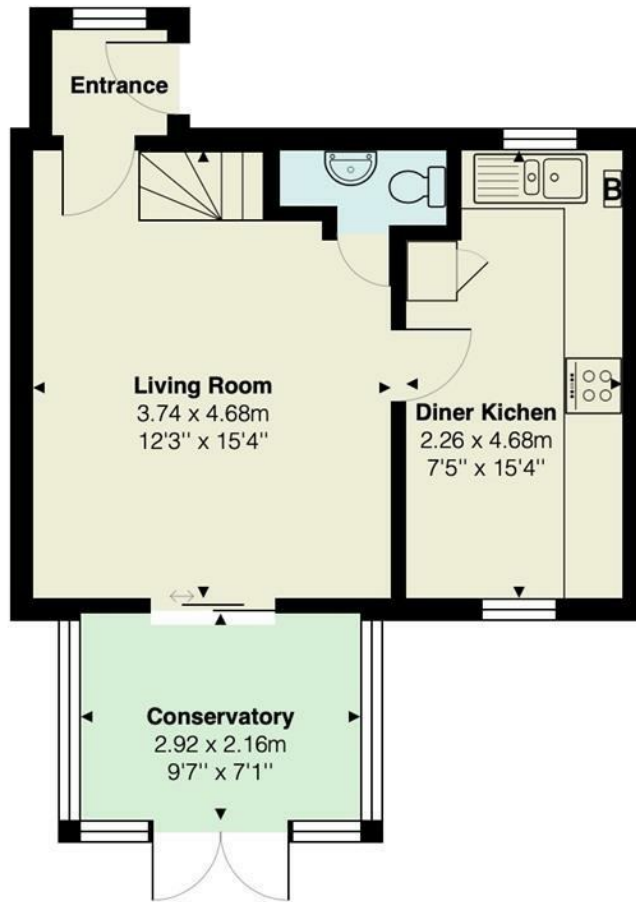












Total Area: 66.1 m<sup>2</sup> ... 712 ft<sup>2</sup>



| Energy Efficiency Rating                    |         |          |
|---------------------------------------------|---------|----------|
|                                             | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| (92 plus) <b>A</b>                          |         |          |
| (81-91) <b>B</b>                            |         |          |
| (69-80) <b>C</b>                            |         |          |
| (55-68) <b>D</b>                            |         |          |
| (39-54) <b>E</b>                            |         |          |
| (21-38) <b>F</b>                            |         |          |
| (1-20) <b>G</b>                             |         |          |
| Not energy efficient - higher running costs |         |          |
| <b>England &amp; Wales</b>                  |         |          |

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# Your Award Winning Houseclub

