

The accommodation..

The property is accessible to the front elevation into a porch which opens into a welcoming entrance hallway. The ground floor comprises a tastefully appointed lounge and an open plan kitchen/diner. The first floor boasts three well proportioned bedrooms and a contemporary family bathroom.

Lets look outside..

The property has courtyard frontage and affords off street parking with access to the adjoining garage. To the rear is a well maintained lawned garden with conifer borders, a raised patio area and a brick built storage outhouse.

The location..

Situated in Heysham, the property is the ideal base for a growing family. With schools, shops, pubs, the medical centre and a church all close by. The house is in the catchment area for local primary and secondary schools and you are perfectly placed to make the most of the local area, with Half Moon Bay, Morecambe Promenade and surrounding countryside all within easy reach. Access to Lancaster and further afield is easily attained via the Bay Gateway Heysham-M6 link road and most major cities can be reached easily via Lancaster and the West Coast Mainline train service.

Services

The property is serviced with gas, electricity, mains water and drainage. The gas central heating boiler has an up to date service history with the last one taking place in March 2026.

Tenure

The property is Freehold with a title number LAN86579.

Council Tax

Band B via Lancaster City Council.

Viewings

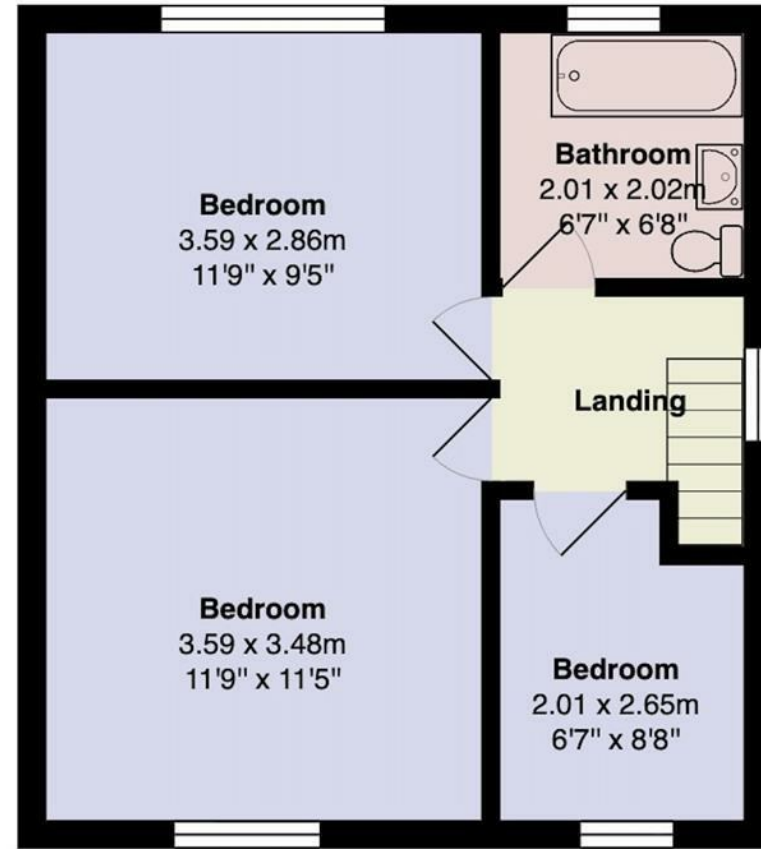
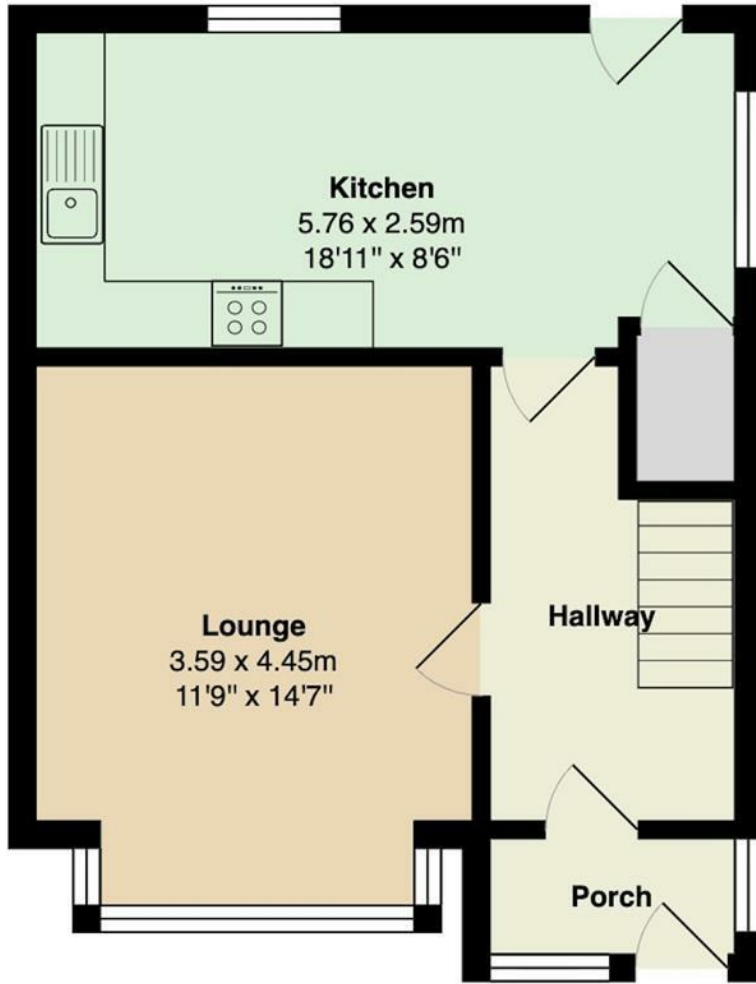
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

A full copy is available online. Contact our office for any further details required.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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