

HOUSECLUB
ESTATE AGENCY

84 Bowland Road, Heysham, Morecambe, LA3 2EP

£72,000









Inside The Home

Entered via a UPVC double glazed front door, the property welcomes you into an Entrance Hall, with a generous walk in storage cupboard ideal for coats, boots, and everyday essentials. Additional built in storage can also be found, with a useful built-in storage cupboard.

Positioned to the left, the kitchen is well-equipped with a range of wall and base units, with complementary work surfaces, A handy built-in pantry and integrated appliances which include, a four-ring gas hob with oven below, with space for an under-counter fridge and freezer, together with plumbing for a washing machine.

The bright and spacious Living Room is situated to the front of the property, enjoying pleasant views over the front garden. Centred around an attractive electric fireplace and finished with laminate flooring, this comfortable living space provides an ideal setting for relaxation and entertaining.

The accommodation continues with two generously proportioned Bedrooms. The principal bedroom benefits from a fitted cupboards and enjoys an outlook over the rear garden, while the second bedroom offers versatile space for guests, a home office, or additional family accommodation. Completing the interior, a three piece bathroom suite can be found complemented by wall tiling.

Perfect for a range of buyers from first timers, investors, or those looking to downsize, this property offers so much to so many. Offered to the market with No Chain.

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 handy convenience shop a short stroll away, and junior and secondary schools close by, as well as access to Heysham Primary Care Centre. 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

Externally, the property boasts a well-maintained front laid to lawn garden, bordered by privacy hedging. A useful brick-built storage room provides additional outdoor storage, which to the rear of the home, a larger enclosed lawned garden offers the perfect space for outdoor entertaining, alfresco dining, or simply enjoying the warmer months.

Services

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

Tenure

The property is Leasehold - Held on a balance of 125 years from the 23rd March 1990. With an annual ground rent of £10 and a most recent service charge of £385. Title number: LA649404.

Council Tax

This home is Band A 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.

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



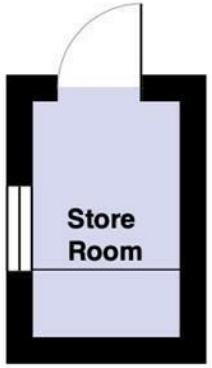






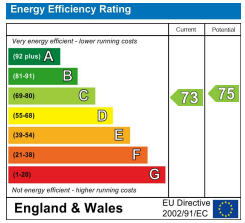






Total Area: 57.1 m² ... 615 ft²

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