





## 40c Norton Road, Heysham, Morecambe, LA3 1PF

A beautifully presented, move in ready two bedroom ground floor apartment in the leafy suburbs of Heysham. Recently updated with a new contemporary kitchen, built in storage and new carpets, it feels fresh and inviting, making starting your new chapter here a breeze.

The apartment consists of a well-proportioned reception room with large bay window to the front, a large double bedroom with newly fitted sliding wardrobes, a small double bedroom with a fresh new carpet, the fully tiled main bathroom and the exceptional fitted kitchen. An entrance porch at the side of the property provides space for outdoor shoes and clothing to keep the home clean and tidy.

A small block paved seating area, surrounded by established trees and bushes sits to the front of the building, great for soaking up the sun, with a small area in the shared rear garden owned by the property housing a shed that could be removed for off-road parking if required.

This move in ready, well-proportioned apartment is ideal for retirees, first time buyers and couples, with easy access to the surrounding towns, villages and coastline making it the perfect base for your new exciting chapter. Contact us today to book a viewing!



## **Porch**

**6'3" x 4'10" (1.91 x 1.48)**

A welcoming entrance porch at the side of the building provides a bright, practical entrance to the home. With tri-aspect double glazed windows, an external UPVC door and quarry red tiled floor, it's a great space to remove and store outdoor shoes to keep the clean, well-presented interior of the property.

## **Hallway**

**12'1" x 6'4" (3.70 x 1.95)**

A newly carpeted central hallway connects the living and sleeping spaces. An electric heater sits against the wall with a pendant light above, making it a warm and bright space throughout the year. Built in cupboards sit beside the bathroom, with a hanging rail, great for outdoor clothing and accessories plus a shelved cupboard above for towels and linen.

## **Kitchen**

**10'10" x 6'1" (3.32 x 1.86)**

A recently installed Howdens fitted kitchen provides a contemporary space for food preparation and storage, with a laminate wood effect work surface that contrasts against the light grey cabinetry and grey toned backsplash. Appliances include an integrated Lamon oven and four ring Lamona electric hob, extractor fan, an integrated fridge and undercounter space and plumbing for a washing machine. A sink and drainer is set in the countertop beneath the double glazed window on the rear aspect that fills the room with natural light. A new central ceiling light and wall-mounted electric heater make it a useable space throughout the day, with the utility meters for the property housed in the cupboards.

## **Living Room**

**13'1" x 11'10" (3.99 x 3.62)**

A well-proportioned reception room offers space for entertaining and relaxing. There is ample room on the newly carpeted floor for multiple seating and storage solutions so you can design the room to fit your lifestyle. A double glazed bay window on the front aspect floods the room with natural light, with a central ceiling light for evening use. A new electric stove sits in the fireplace, forming the focal point of

the room, with a modern electric radiator against the wall, making this a comfortable room to host family and friends, with sockets around the room affording you flexibility in its configuration.

## **Bathroom**

**7'4" x 5'3" (2.26 x 1.62)**

A bright, fully tiled bathroom services the property, with white tiled walls contrasting against the black floor tiling. The suite includes a corner shower enclosure with electric shower, a low flush toilet, pedestal sink and a heated towel rail by the entrance. A frosted double glazed window on the rear aspect provides daylight, with a new central ceiling light for evening use. A light, practical space that is easy to clean and makes getting ready each day a pleasure.

## **Bedroom 1**

**13'1" x 10'5" (4.00 x 3.18)**

A large newly carpeted double bedroom sits to the rear of the apartment, with ample room for a double bed, bedside tables and display units. Built in sliding wardrobes offer an abundance of storage space, with shelving, hanging rails and integrated drawers, giving you plenty of space for clothing and accessories, keeping the clean, modern feel of the home. The hot water tank is hidden away in the wardrobe space, along with the pressure booster for the hot water system. A central pendant light makes it a bright, useable space in the evenings, with an electric wall-mounted heater and sockets around the room adding to the comfort and convenience of the main sleeping space.

## **Bedroom 2**

**8'8" x 8'4" (2.66 x 2.55)**

A small double bedroom at the front of the apartment features a newly carpeted floor and neutral décor, giving you a blank canvas that you can design to fit your lifestyle. A double glazed window looks out to the front garden, with an electric radiator mounted below. A versatile space, whether used as a second bedroom, home office or hobby room, it's yours to decide how to use.

## **Exterior**

A block paved seating area outside the entrance porch offers space to sit and soak up the sun, and host family and friends

in the warmer months. Established bushes and trees provide privacy from the street with a stone wall and wrought iron gate that provides access. There is space to store bins and garden equipment at the side of the porch, keeping clutter out of the home.

To the rear of the property, a corner of the shared garden is owned by the apartment and currently houses a storage shed. There is the option to remove the shed and create off-road parking if required. The rear garden space is accessed by a side gate beside the porch, making it easy to unload shopping and access outdoor equipment.

## **Additional Information**

Leasehold (972 years remaining), peppercorn ground rent, shared maintenance costs.

Council Tax Band A.

EPC rating D













| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Possible                |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 58      | 76                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



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