

HOUSECLUB
ESTATE AGENCY

12 Dalton Road, Heysham, Morecambe, LA3 1HB

Offers over £160,000









Inside The Home

A spacious mid-terrace three bedroom property offering generous accommodation arranged over three floors, with two excellent reception rooms, a cellar and rear yard. The property requires some modernisation but offers considerable potential for a purchaser looking to create a home to their own taste.

Entry is through a double glazed front door into the porch and hallway. To the right is the lounge, featuring a box bay window and providing a cosy and welcoming space, ideal for relaxing evenings. The second reception room offers excellent versatility and could be used as a dining room, home office, playroom or additional living space. Double patio doors provide access to the rear yard and allow plenty of natural light into the room. To the rear of the ground floor is the kitchen, together with access to the cellar, providing useful additional storage space.

The first floor provides two spacious double bedrooms, both offering plenty of potential, together with the family bathroom. The second floor provides a further double bedroom, which requires modernisation, along with a separate shower room.

Overall, this is a substantial property with plenty of potential and scope for improvement. Whilst the property is something of a project and would benefit from modernisation, the generous room sizes and flexible layout provide an excellent opportunity for a purchaser to create a comfortable and individual home.

Let's Take A Closer Look At The Area

Close to Heysham Village is steeped in history. Nearby Heysham Head is a sandstone coastal headland most notable for harbouring the ruins of St Patrick's Chapel. The beautiful St Peter's Church stands close by too, its churchyard commanding one of the best views in the country across the Bay. Next door is the small, peaceful relaxing Glebe Garden. The village has a number of popular cafe's as well as the popular Royal Pub, a popular cricket club and is close to schools, a health centre, a large co-op and the village post office. Access to junction 34 of the M6 is easy via the Bay Gateway meaning this could be the perfect retreat for the working professional and the Gateway can get you easily on track for a trip into the Trough of Bowland, the Lune Valley or the farther afield Lake District or Yorkshire Dales. Heysham really does have one of the best sunsets in the country and it is right on your doorstep.

Let's Step Outside

Externally, the property benefits from a quaint front garden situated directly off the pavement, providing a pleasant approach to the property. To the rear is a garden with a gate offering added security. This provides a lovely outdoor space to sit back, relax and enjoy some fresh air with a morning brew.

Overall, this is a substantial property with plenty of potential and scope for improvement. Whilst the property is something of a project and would benefit from modernisation, the generous room sizes, flexible layout and outside space provide an excellent opportunity for a purchaser to create a comfortable and individual home.

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: LA924646

Council Tax Band

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.

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



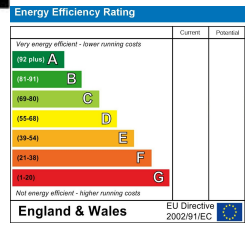












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