







### Inside The Home

Entered via a UPVC double glazed door this leads into a bright and spacious Living Room greets you. Stylishly decorated, with a UPVC double glazed bay window providing this cosy area with ample natural light. This proceeds into a open plan Diner Kitchen, perfect for entertaining family and friends. The kitchen area is fitted with a range of wall and base units with a complementary breakfast bar over and integrated appliances which include a four ring electric hob, with an extractor above and an oven below, as well as an integrated fridge freezer. With a UPVC double glazed door providing access to the rear, the Dining area provides ample space for a sizeable dining table, as well as stairs leading to the first floor.

To the first floor, two wonderfully spacious bedrooms can be found, with the master centred around a period tiled fireplace. With two separate bathrooms, one a shower and the other bathroom, this home provides ample space for a growing family. The bathrooms also houses a modern gas central heating boiler, making this large period home wonderfully cozy.

To the second floor, three further bedrooms can be found all spacious yet perfectly cozy. This wonderful home is currently used as an income generating property, and could easily be continued should an investor be looking to extend their portfolio. For those seeking space, style and a well located home with a range of amenities at its fingers, look no further.

### 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

To the front of the property, on road parking can be found. To the rear, a range of outbuildings can be found providing the sizeable home with ample storage. A generous rear yard can also be found with secure brick built walls and wooden double gates. Sit back and enjoy a warm summers day with in the calm and comfort of your own home.

### Services

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

### Tenure

The property is Freehold. Title number:

### 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: 126.2 m<sup>2</sup> ... 1358 ft<sup>2</sup>

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>		
(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

# Your Award Winning Houseclub

