





## Inside The Home

Entered via UPVC double glazed door, this leads into a light and bright Entrance Hall with stairs leading to the first floor, and a handy ground floor WC. This proceeds into a warm and spacious, open plan Living Dining Room, with a gas fire place providing a focal point for the room. The Dining Space is perfect for family gatherings, with access to a generous Conservatory to the rear, with UPVC double glazed French doors leading to an enclosed rear garden. An integrated kitchen can also be found with appliances which include a four ring electric hob with an extractor above, a high-rise oven, an integrated fridge freezer and plumbing for a washing machine. Fitted with a gas central heating boiler and a handy under the stairs storage cupboard.

To the first floor, three generous bedrooms can be found, with the two larger rooms both benefitting from fitted wardrobes. The master bedroom is complemented by a three piece ensuite shower room and an open outlook. The smallest bedroom has a built-in bed base utilising the room space and providing additional space for a wardrobe and drawer set. Completing the first floor, a handy built-in storage cupboard can be found providing a useful storage area, as well as access to a loft space, with a drop down ladder, ample space for storage with part boarding and a light.

This well proportioned home provides a beautifully spacious blank canvas, ready for the next purchasers to create their ideal family home.

## Let's Take A Closer Look At The Area

Located in the vibrant seaside village of Heysham, this modern home has a wide range of local shops, eateries and a doctor's surgery to name a few. With a plethora of seaside walks including Heysham Head and Half Moon Bay, as well as the iconic Morecambe seafront. There are highly regarded junior and secondary schools close by, as well as the Bay Gateway a stones throw away, providing easy access to the M6 motorway which is perfect for those who commute.

## Let's Step Outside

To the front of the property, a planted garden can be found with a mixture of mature hedges and shrubs, with a paved

pathway providing access to the front of the home. To the side, a tarmac driveway can be found providing off-road parking for approximately two cars, which leads to a garage, with an up and over secure door. To the rear, an enclosed paved garden can be found, with raised planted borders, secure wooden fencing and access to either side of the property. This provides the perfect area for family bbq's and alfresco dining, as well as the ideal place for rest and relaxation.

## Services

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

## Tenure

The property is Freehold.

## Council Tax

This home is Band C 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.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	73	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

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