

HOUSECLUB
ESTATE AGENCY

9 Mortimer Grove, Heysham, Morecambe, LA3 2HW

Offers over £90,000









The accommodation
The first floor apartment is accessible from its own front door with access upstairs to the main door for entry. The property has a welcoming entrance lobby, a spacious yet cosy lounge and a well appointed fitted kitchen with wall and base units, laminate work top surfaces a one and a half bowl sink and drainer and an electric oven and hob with overhead extractor. The double bedroom flows beautifully and the three piece bathroom in white comprises a panel bath with an overhead shower fitting to mixer taps, a low flush WC and a pedestal wash hand basin, complemented by a stylish ladder radiator.

Lets look outside
The property benefits from its own allocated parking space / driveway to the front as well as a lawned garden area and a brick built storage outhouse.

The location
Heysham is ideally located for access to a range of nearby amenities including local shops, supermarkets, a retail park, regarded local schools and the charming Heysham village. Road links and regular bus services provide quick access to Morecambe & Lancaster city centre, with the Bay Gateway bypass placing the M6 motorway within a 10 minute drive.

Services
The property is serviced with mains gas, electricity, water and drainage. The Vaillant boiler can be found in the kitchen and the water is metered. Fibre broadband is available.

Tenure
The property is Leasehold on a 999 year lease from 22nd December 1983 with title number LA585479. The ground rent payable is £25 per annum and there are no service charges applicable.

Council Tax
Band A via Lancaster City Council.

Viewings
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate
The property is C rated with the EPC valid until 2029. For a full copy please look online or speak to a member of our sales team.

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

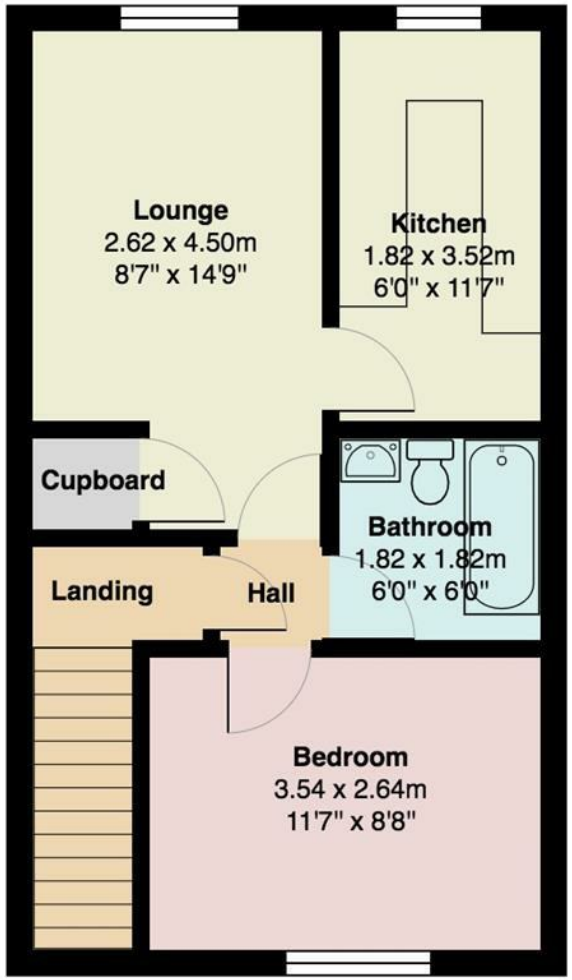

Vaillant

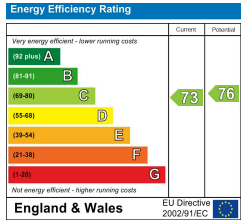



love
Dream









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