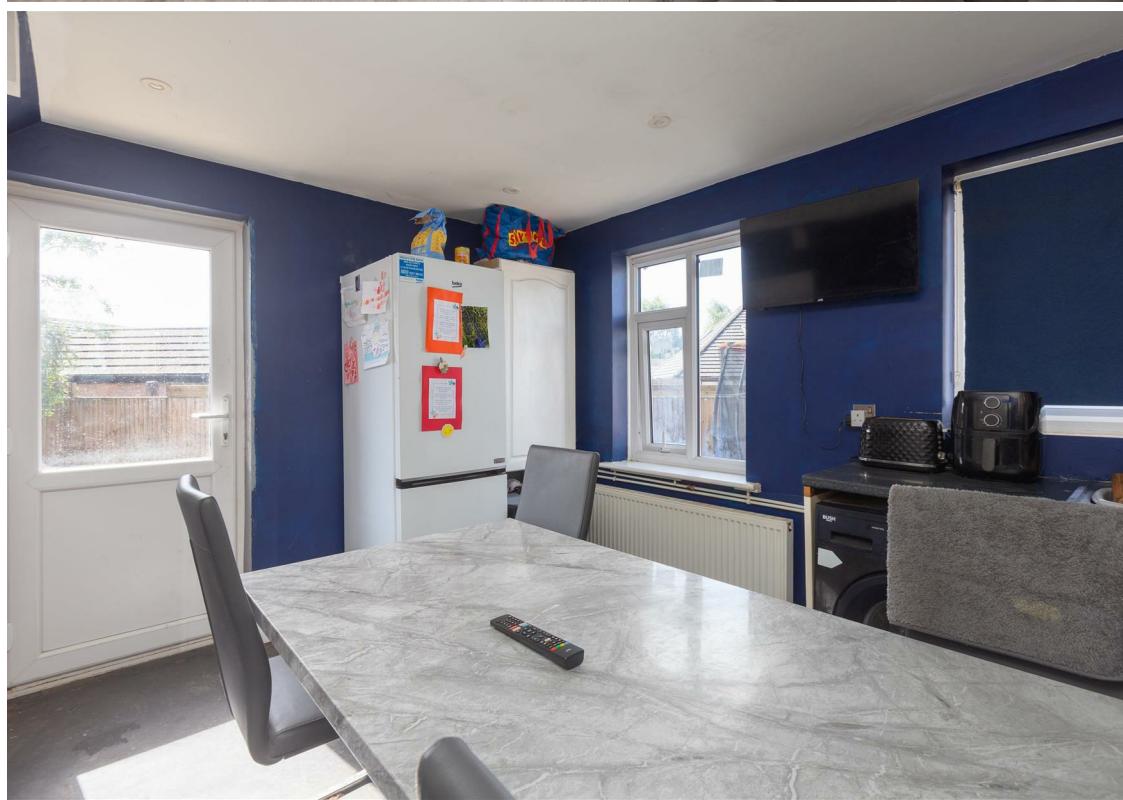




10 Ashcroft, Heysham, Morecambe, LA3 2AP

£179,950



## The Location

Located in a residential cul-de-sac in Heysham, close to a wide range of local amenities, making it a convenient choice for both first-time buyers and investors. The nearby Strawberry Gardens area provides a selection of shops and takeaways, while Morecambe and Lancaster are easily accessible by road or public transport. For those who enjoy the outdoors, the coast is just a short walk away, with scenic routes along the promenade and open green spaces nearby. The area is also well placed for commuting, with access to the Bay Gateway linking quickly to the M6.

## The Property

This is a two-bedroom semi-detached house offering off-road parking, a generous rear garden, and a layout that would suit a range of buyers. While some cosmetic updating is needed, the property has been maintained to a functional standard and benefits from a modern bathroom and fitted kitchen installed in recent years. The ground floor includes a front-facing living room, with space for a sofa set and media unit, as well as an electric fire. This leads through to the kitchen at the rear, which offers a simple but practical layout with an integrated oven and hob, space for a dining table, and direct access to the back garden.

Upstairs, there are two bedrooms: a good-sized double overlooking the front of the property with two double glazed windows, and a smaller double that could serve well as a child's room, guest room or home office. The bathroom is a more recent addition, in need of finishing, with a clean and contemporary three-piece suite including a bath with overhead shower, a low flush toilet and pedestal sink, plus tiled walls adding to the contemporary look.

## The Outside

One of the key features of the property is the sizeable rear garden, which is fully enclosed and offers excellent potential for landscaping, a play area, or even a future extension (subject to permissions). There is also a detached garage, ideal for a home workshop or storage, and a private driveway providing off-road parking.

## The situation..

Sold with no onward chain.

## Services

The property is serviced by gas, electric and mains water and drainage.

## Tenure

Freehold

## Council Tax

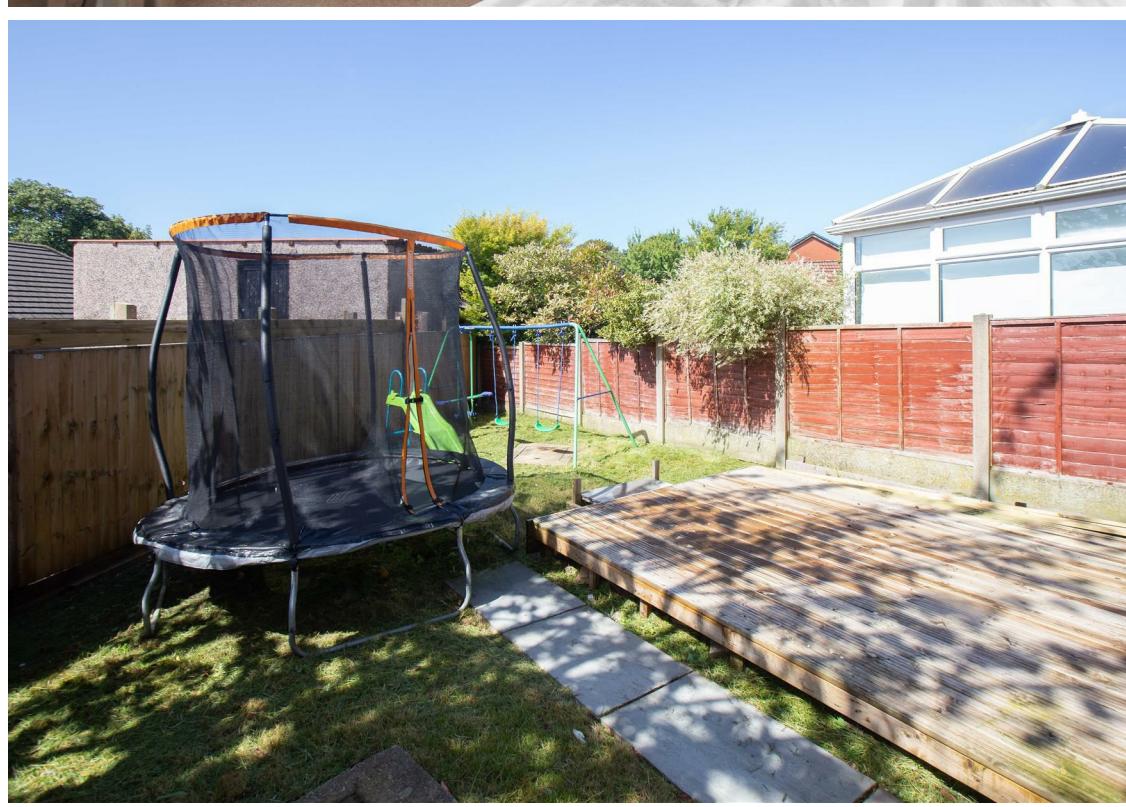
Band A via Lancaster City Council.

## Viewings

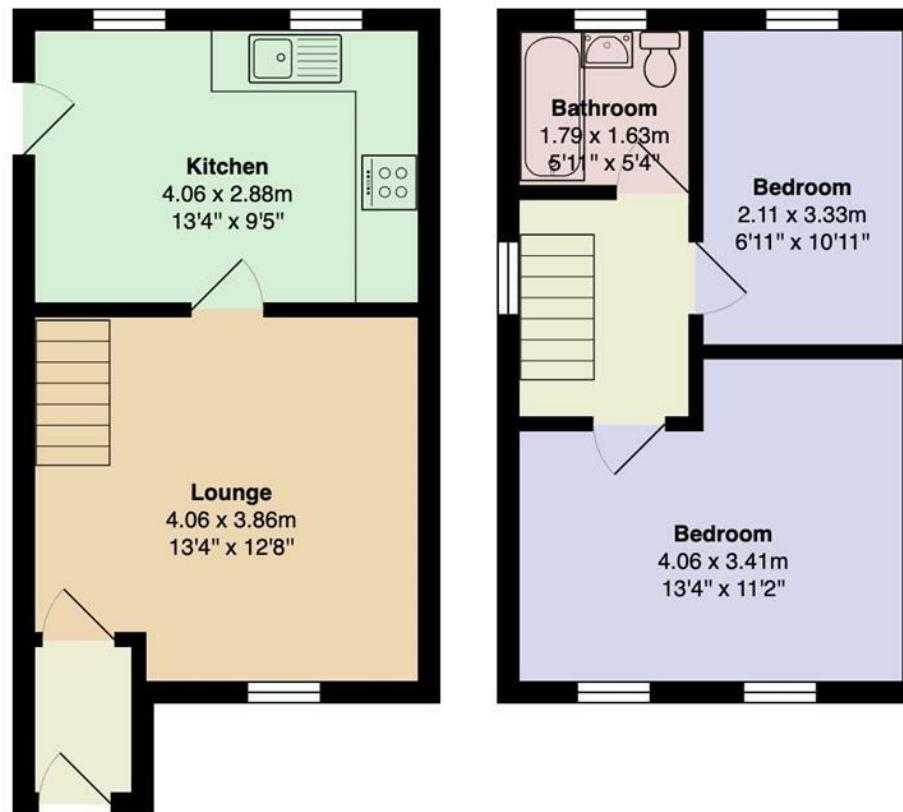
Strictly by appointment with Houseclub Estate Agents.

## Energy Performance Certificate

Available online - any further queries please feel free to contact the office.







Total Area: 57.2 m<sup>2</sup> ... 616 ft<sup>2</sup>

All measurements are approximate and for display purposes only

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		70
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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