

HOUSECLUB
ESTATE AGENCY

5 Bradford Grove, Heysham, Morecambe, LA3 2SS

£197,500









Inside The Home

Stepping through a welcoming Entrance Hall, you are immediately greeted by a spacious and versatile Living and Dining Room, offering an impressive amount of space for both relaxed family living and entertaining. A central fireplace provides an attractive focal point, while an inner hallway leads through to the Kitchen.

The Kitchen is fitted with a range of wall and base units, complemented by worktops over, with integrated appliances including a four-ring gas hob with extractor above and a high-rise oven. There is also plumbing for a washing machine and space for both a fridge and freezer.

Beyond the Kitchen, a bright and inviting Conservatory provides a further reception space, perfectly suited to a variety of uses. UPVC double glazed French doors open directly onto the garden, creating a natural connection between the indoor and outdoor spaces.

The accommodation continues with two generously proportioned double Bedrooms and a contemporary Shower Room. Adding further appeal is the excellent potential to utilise the loft space (subject to the necessary planning consents) providing scope to significantly enhance the accommodation and add value in the future.

Requiring some modernisation, this property represents a fantastic opportunity for those looking to create a home tailored entirely to their own tastes and requirements. Loving maintained, this home is furnished with a Glowworn gas central heating boiler with is approximately 7 years old and serviced annually. There window were replaced approximately 10 years ago and the property has a currently EICR electrical certificate giving purchasers peace of mind. With generous proportions, exciting potential and scope for further development, the possibilities are extensive.

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 handy convenience shop, both junior and secondary schools close by, as well as access to Heysham Primary Care Centre. 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

Externally, the property enjoys well-proportioned gardens to both the front and rear. The front garden is predominantly laid to lawn and complemented by planted borders, while a tarmac driveway provides off-road parking for two vehicles. Side access leads through to the rear garden, which is again laid to lawn and framed by mature borders. A paved patio area provides an ideal spot for outdoor seating, creating a lovely space to relax and enjoy the garden during the warmer months.

Services

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

Tenure

The property is Freehold.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band D. For more information, please see online or contact our office.

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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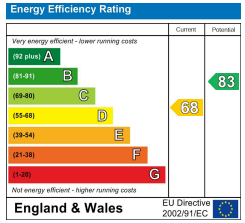
Total Area: 71.3 m² ... 767 ft²



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