





## 188 Kingsway, Heysham, Morecambe, LA3 2EG

Located in the seaside village of Heysham, this two bedroom semi detached bungalow is certain to excite many. Offering purchasers a blank canvas to create a home they truly desire, this beautiful property has ample scope to convert into the loft space (subject to relevant planning permission) and extend. With two generous bedrooms, a spacious kitchen diner and a welcoming living area. Outside the property offers off road parking, a large tiered garden with a delightful patio area perfect for enjoying a morning cuppa and a garage.

Located at the end of Kingsway, Heysham itself is a vibrant village with a busy community. With historic areas such as Heysham village and the Morecambe promenade a 5 minute driveway, stunning scenery surrounds this home. The Bay Gateway provides access to the M6 motorway making commuting less of a chore and with junior and secondary schools close by, this could easily be a family home or perfect for those looking to downsize, yet retain space for the family to visit.



**Layout (with approx. dimensions)**

**Ground Floor**

**Kitchen Diner**

**15'3" x 7'8" (4.65 x 2.34)**

Fitted with a UPVC double glazed entrance door, this spacious room is fitting with a range of wall and base units with a complementary worktop over and a one and a half stainless steel sink unit with mixer tap and drainer. Fitted appliances include a freestanding cooker with a four ring gas hob and extractor above. With under counter space for a fridge, a freezer and plumbing for washing machine. With two UPVC double glazed windows and a radiator. A wall mounted Baxi gas central heating boiler can be found, as well as ample space for a dining table.

**Living Room**

**15'3" x 10'5" (4.65 x 3.18)**

Fitted with a wall mounted feature electric fireplace and a large UPVC double glazed window, allowing natural light to fill the room, overlooking the front garden. With coving to the ceiling, two wall lights and a radiator.

**Inner Hall**

With access to a loft space and a radiator.

**Bathroom**

**6'7" x 6'4" (2.03 x 1.95)**

Fitted with a three-piece suite comprising a WC, a wash hand basin and a walk-in bath with assisted seat, a shower over and tiled surround. With a UPVC double glazed frosted window and radiator.

**Bedroom one**

**15'6" x 8'3" (4.73 x 2.52)**

A bright and spacious room fitted with a range of built-in wardrobes and a cupboard, housing a hot water cylinder. With a UPVC double glazed window overlooking the rear private garden, coving to the ceiling and a radiator. There is ample space in this room to provide an access space, should a purchaser wish to convert the loft space into living space, subject to the necessary planning permission.

**Bedroom Two**

**10'2" x 9'10" (3.10 x 3.02)**

Fitted with a UPVC double glazed door and matching window, providing access to the rear garden. This versatile room is currently used as the Vendors dining room, where they enjoy views across their garden. Fitted with a radiator.

**Outside**

To the front of the property, a block paved driveway can be found leading to a detached garage. There is also an additional paved parking area and planted borders with mature trees and shrubs to the front. To the rear of the property , a laid to lawn tiered garden can be found, with beautifully planted borders, including hydrangeas, rose bushes and herbs including thyme. With a paved patio area providing an excellent space to sit out and enjoy a morning coffee and canopy area perfect for rainy days, Steps lead up onto an additional patio area providing the perfect space to sit out and entertain friends and family. There is also access to the side and driveway for the property via a UPVC external door.

**Garage**

**17'2" x 7'8" (5.25 x 2.35)**

Fitted with an up and over door, this provides buyers with an excellent safe storage area.

**Services**

Mains electric, mains gas, mains water and mains drainage.

**Council Tax**

Band B - Lancaster City Council.

**Tenure**

Freehold.

**Viewings**

Strictly by appointment with Houseclub Estate Agents, Lancaster.

**Energy Performance Certificate**

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

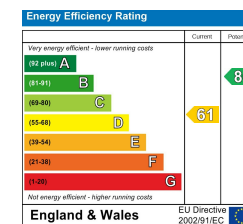












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