

HOUSECLUB
ESTATE AGENCY

7 Fieldfare Close, Heysham, Morecambe, Lancashire, LA3 2LF

£130,000









Inside the home
On the second floor and accessible via stairs (with an intercom security system) you are greeted by a welcoming entrance hall. The lounge blends beautifully into a sleek kitchen which boasts wall and base units with laminate work top surfaces. a one and a half bowl sink and drainer, an electric oven and hob with an overhead extractor and an integrated fridge and separate freezer. The modern three piece bathroom suite comprises a a panel bath with glazed screen and overhead fitted shower to mixer taps, a low flush WC, a pedestal wash hand basin and a low flush WC, complemented by ceiling spot lighting, a chrome heated towel rail and a wall mounted vanity mirror. the accommodation is completed by two very well proportioned bedrooms and the home has some great storage options with a fitted wardrobes, a deep storage cupboard and access to handy loft space.

Lets look outside
The property sits atop a popular residential development and the views therefore are well worth a mention. The communal areas are well maintained and the flat has access to two private parking spaces.

The location
Sat within the family-friendly Heysham Mossgate development and boasting excellent transport links to Heysham village, the Bay Gateway and the motorway, this property is an ideal start for a growing/ new/ planned family, with excellent nurseries and primary schools nearby. You are a short drive from the coast, with beaches and coastal walks, ready for exploring.

Services
The property is serviced with gas, electricity, mains water and drainage. The water is metered and the boiler is situated in the kitchen.

Tenure
The property is Leasehold with a balance of 250 years from 1/1/2016. The current ground rent is £150 per year and the service charges are £120 per month.
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Council Tax
Band A via Lancaster City Council.

Viewings
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate
Available online or contact our sales office for further information.

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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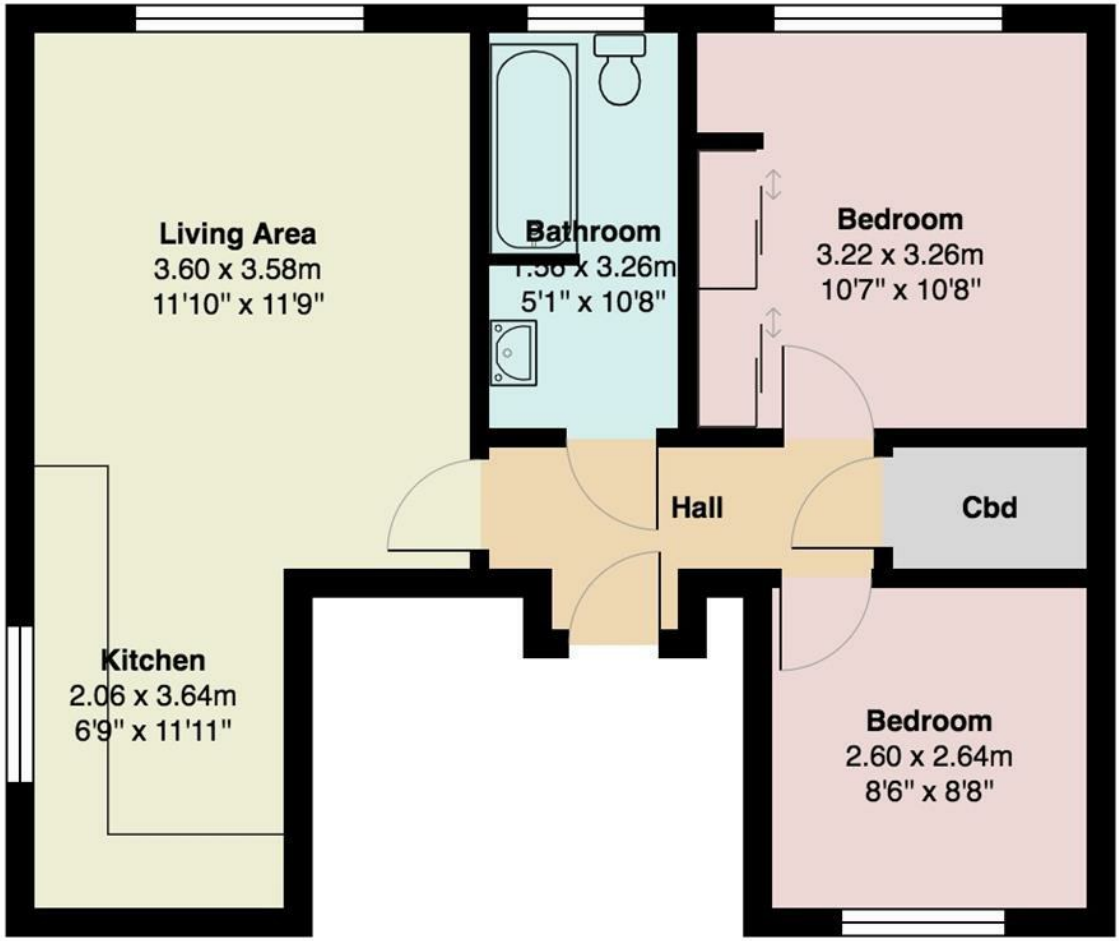

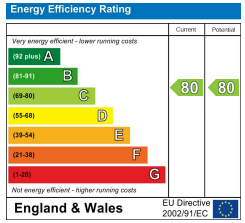

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