

HOUSECLUB
ESTATE AGENCY

Rocklea Moneyclose Lane, Heysham, Morecambe, LA3 2UW

Price £365,000









Inside The Home

Ground Floor Rocklea is a 2-bedroomed apartment (both ensuite).
Large windows throughout allow natural light to the rooms.
The property comprises: entrance porch, inner hall, 2 ensuite bedrooms, reception room leading to cellar and large fully equipped dining kitchen leading to side hall with external door and separate modern bathroom.

First Floor Rocklea is also a 2-bedroomed apartment (both ensuite).
Access is to the rear of the property via its own private entrance. The property comprises: staircase leading to landing with all rooms off, modern dining kitchen and views over Heysham Port and Morecambe Bay, large reception room, cloakroom with WC plus vanity unit and the 2 ensuite bedrooms. The front bedroom ensuite has twin hand basins mounted on granite tops, a large oval freestanding bath and separate walk in shower. The front bedroom has views over Heysham Port and across Morecambe Bay.

Second Floor Rocklea is the top floor apartment and comprises: private entrance, porch, inner hall, staircase leading to landing area with extensive views over Morecambe Bay, elegant bedroom with dormer and bay views, reception room with views to the Pennines, shower room with Velux window, fitted kitchen with exposed beams, integrated appliances and Velux window.

The 3 apartments present an exciting opportunity to continue a successful business.

Let's Take A Closer Look At The Area

Located close to Heysham Port, with bustling freight and ferry traffic, this property is only a short walk from the port and Heysham Power Station. The surrounding area is popular with working professionals looking for quality accommodation. The port provides access to the Isle of Man, Ireland and offshore platforms and also services Isle of Man residents and tourists to and from the island. Popular seasonal events include the world famous TT and Grand Prix races. This high specification apartment block is well connected and lies within a short distance of shops, food outlets and public transport (bus and rail). The nearby coast consists of some spectacular beaches and rocky outlets with the village of Heysham offering further attractions such as the iconic St Peter’s church and the village pub. The Bay Gateway and excellent bus and train links allow easy access to the M6, Morecambe and Lancaster.

Let's Step Outside

Each property benefits from its own parking and garden areas, which the vendor has planned to enable full separation. The property area is upwards of 2800 square feet and has private parking for circa 7 vehicles. In addition, there is also the base for a 2-car garage with planning permission ready to use for extra parking or re-build if required.

Services

The property is served with gas and electric central heating with the two lower apartments having gas and the upper electric. There are also mains electric, gas, water and sewage services.

Tenure

The property is Freehold. Title number: LA739970.

Council Tax

The ground floor apartment is Band A under Lancaster City Council, with the two upper apartments receiving small business rates relief.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Please Note:

The vendor is open to selling items of furniture with the property, via separate negotiation. Please contact our office for more 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

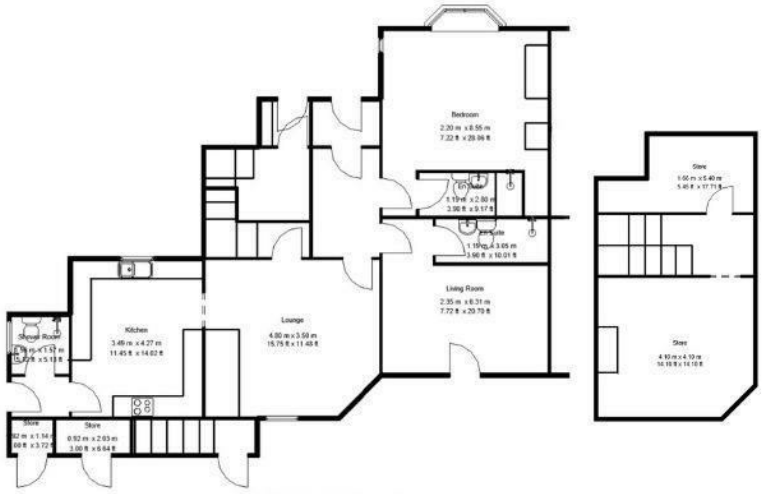












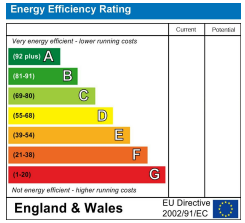
Ground Floor Apartment



First Floor Apartment



Second Floor Apartment



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