



47 Brambling Drive, Heysham, Morecambe, Lancashire, LA3 2LH

£235,000



Inside The Home

Entered via a wooden glazed door, this leads into a welcoming Entrance Hall, with laminate flooring, stairs to the first floor and a handy ground floor WC. To the left, a generous Kitchen can be found fitted with a range of wall and base units with complementary worktops over and appliances which include a four ring gas hob with extractor above, a high-level oven, an integrated fridge freezer and a dishwasher, with plumbing for washing machine. To the rear, a generous reception room can be found, perfect for use as a Dining Room or a second Sitting Room. With a handy understair storage cupboard and UPVC double glazed French doors providing access to an enclosed rear garden.

To the first floor, a spacious Living Room can be found providing a cosy backdrop. The first of four Bedrooms is located on this floor, with access to a Jack and Jill ensuite Shower Room. A generous built in storage cupboard can also be found housing a hot water cylinder, as well as a staircase providing access to the second floor.

Three further well-proportioned Bedrooms can be found, with a master bedroom benefiting from an ensuite Shower Room. The main family Bathroom is also located on this floor and features a three-piece suite with complementary tiling to suit.

Offered to the market with No Chain, this spacious home is perfect for a range of buyers from first timers, young families and those looking to extend their rental portfolio.

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 24-hour convenience shop a short stroll away, and junior and secondary schools close by, this property is perfect for couples, families, or perfect for those looking to downsize, whilst retaining a manageably spacious home. 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

To the front of the property, a small laid to lawn garden can be found, with a pathway providing access to the front door. To the side, a paved pathway currently used as a bin store can be found, which provides access to the rear of this home. An enclosed rear garden provides the perfect backdrop for alfresco dining and social get-togethers. With privacy hedging, a secure rear gate and planted borders. There are also two parking spaces to the rear marked at 164, located to the left of the carpark.

Services

The property is fitted with gas central heating system and benefits from mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Leasehold. Held on a balance of 250 Years from the 1st January 2007. With a monthly management fee of £19.77 and an annual ground rent of £150. This includes upkeep of communal areas including the carpark area. There is also potential of purchasing the Freehold via Miller Homes. Title number: LAN188303

Council Tax

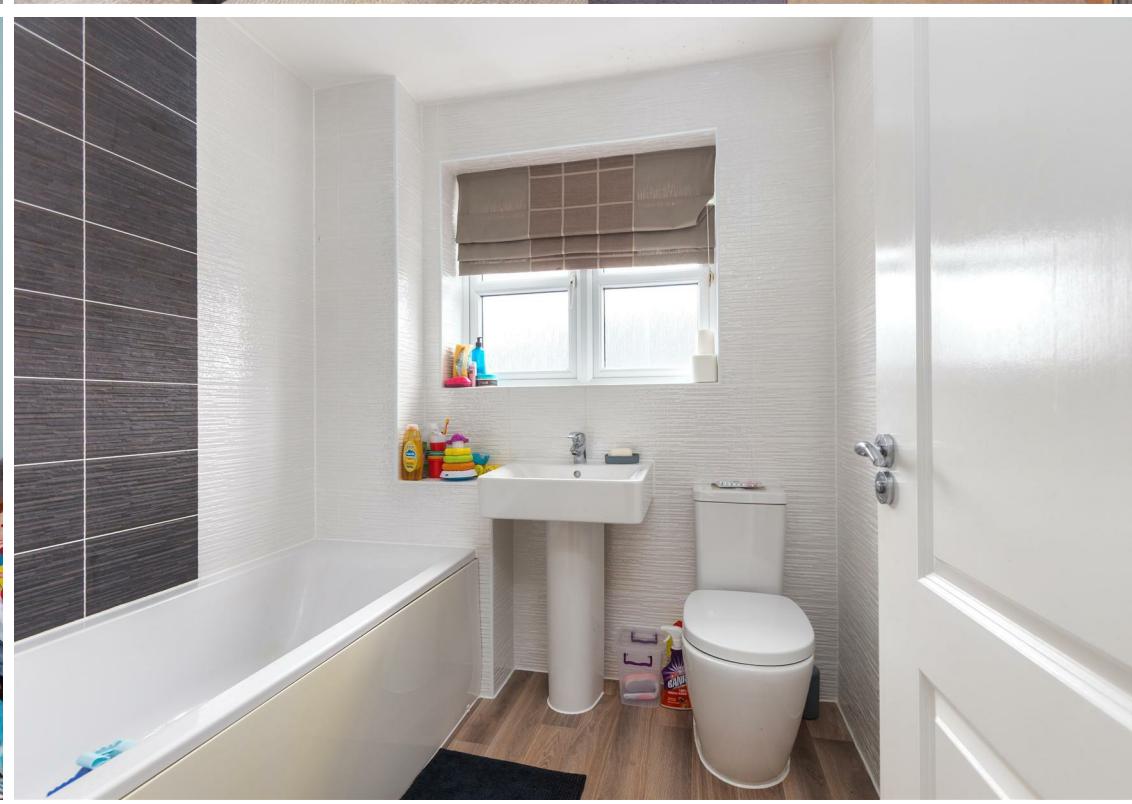
This home is Band B under Lancaster City Council.

Viewings

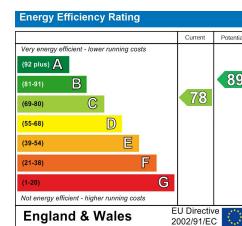
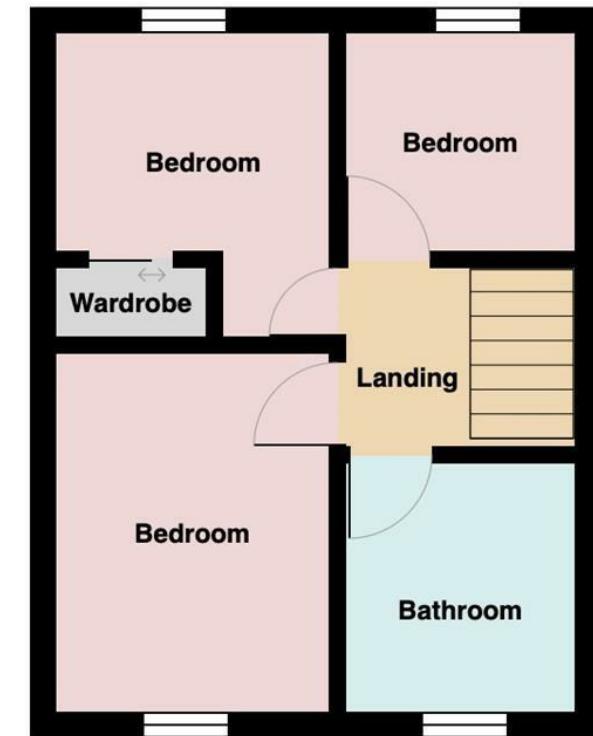
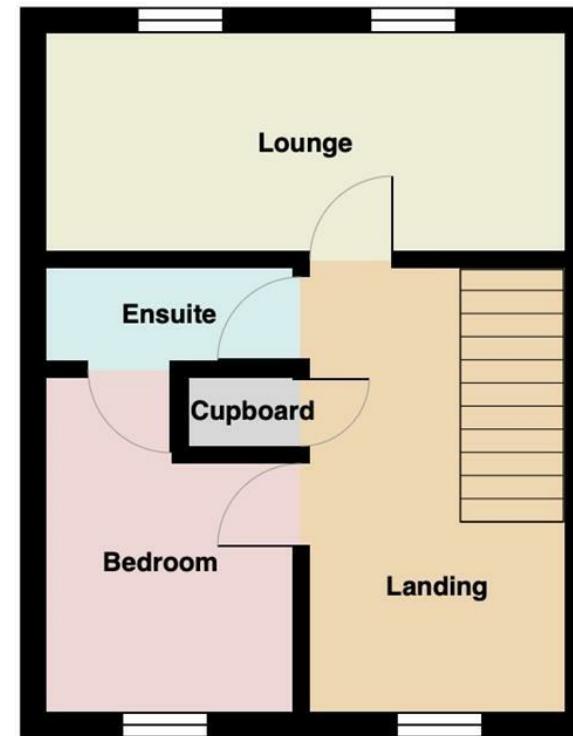
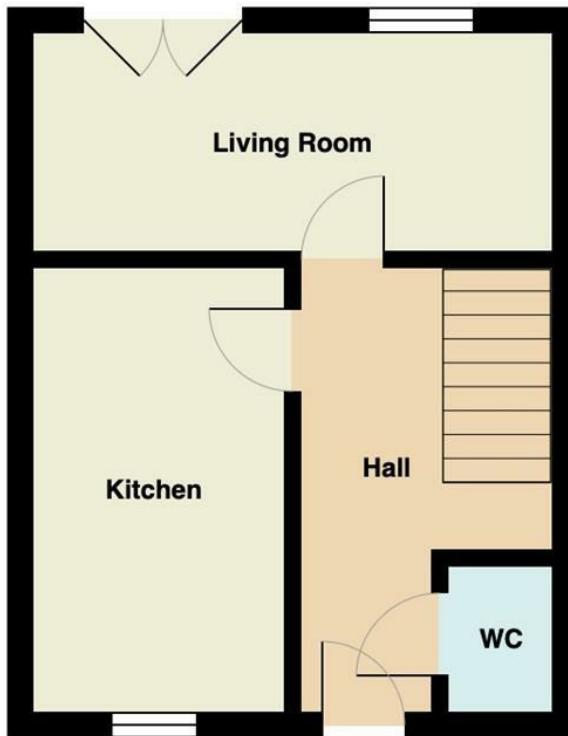
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







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