





The accommodation..

This charming cottage is accessed to the front elevation where the welcoming lounge with stripped wooden flooring awaits. The centerpiece is a lovely brick fireplace with recess sockets for a wall mounted TV and some useful storage cupboards and shelving. The lounge blends seamlessly into the contemporary fitted kitchen where a continuation of the stripped wood flooring leads you to a range of fitted wall and base units with solid wood work top surfaces, a Belfast style sink, and ceiling spotlights. There are also a number of built in/fitted appliances including an electric oven with a separate gas hob and extractor, a dish washer, a washing machine and a fridge and freezer. The first floor boasts a comfortable double bedroom and a stylish three piece bathroom suite comprising a low flush WC, a pedestal wash hand basin and a roll top bath with an overhead shower to mixer taps. Finally the second floor where two more well proportioned bedrooms can be found whilst still offering access to a storage loft space from the landing.

Outside.

Ok, so the cottage only has access to a very small shared yard at the back. This is obviously therefore low maintenance and gives you the chance to get up, get out and explore the very best amenities that this village can offer.

The location

Heysham Village is steeped in history. Nearby Heysham Head is a sandstone coastal headland most notable for harbouring the ruins of St Patrick's Chapel. The beautiful St Peter's Church stands close by too, its churchyard commanding one of the best views in the country across the Bay. Next door is the small, peaceful relaxing Glebe Garden. The village has a number of popular cafe's as well as the popular Royal Pub, a popular cricket club and is close to schools, a health centre, a large co-op and the village post office. Access to junction 34 of the M6 is easy via the Bay Gateway meaning this could be the perfect retreat for the working professional and the Gateway can get you easily on track for a trip into the Trough of Bowland, the Lune Valley or the farther afield Lake District or Yorkshire Dales. Heysham really does have one of the best sunsets in the country and it is right on your doorstep.

The situation

The property is offered with full vacant possession and with no upward chain.

Services

The property is serviced with gas (the Glow-Worm boiler is held in one of the second floor bedrooms), electricity and mains water and drainage.

Tenure

The property is Freehold with a title number LA817406.

Council Tax

Band B via Lancaster City Council.

Viewings

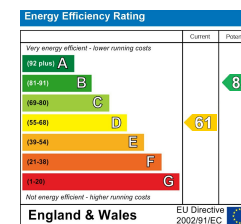
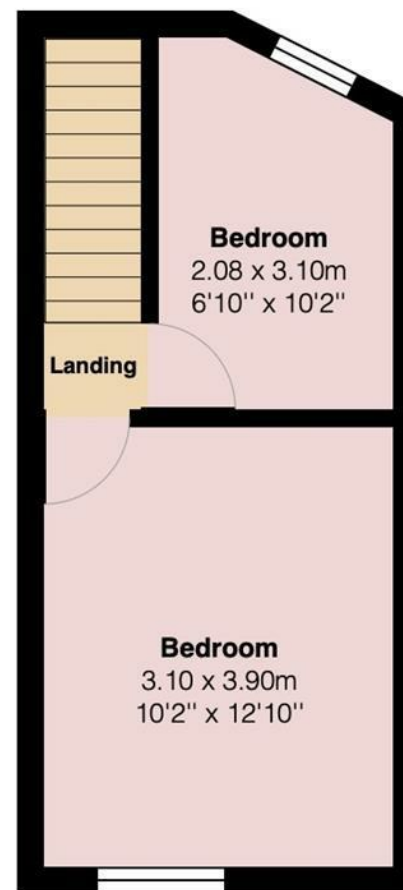
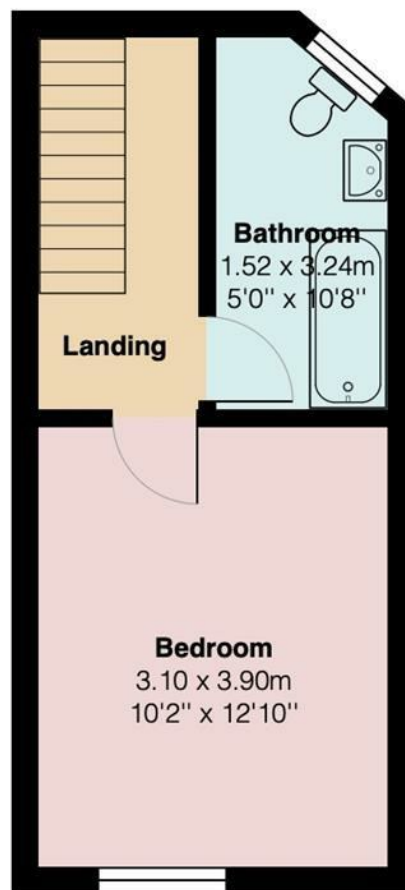
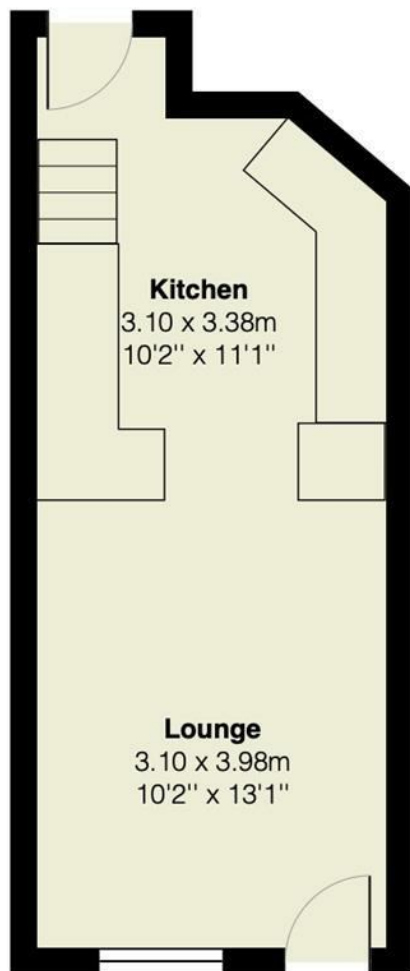
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

The property has an Energy Efficiency Rating of D and the certificate is available online or by contacting our estate agency office.







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