





Inside The Home

Entered via a UPVC double glazed door, this leads into a welcoming Entrance Hall, with stairs leading to the first floor. A generous Living Room is located at the front of the property, centred around a wall mounted fire. A large UPVC double glazed bay window allows ample natural light to filter through, with handy storage cupboards to either side of the chimney. This proceeds into a spacious Dining Room, with additional storage and a UPVC double glazed window overlooking the rear yard. To the rear, a Kitchen can be found, fitted with a range of wall and base units with complementary worktops and appliances which include a four ring gas hob, with an oven below and an extractor above. With space for an under-counter fridge and freezer, a modern gas central heating boiler can also be found, as well as a handy pantry area located beneath the stairs. A Utility area can also be found providing plumbing for a washing machine, and space for a tumble dryer, as well as a UPVC double glazed door providing access to the rear yard. Completing the ground floor, a large Wetroom can be found, providing a spacious practical room.

To the first floor, three well proportioned bedrooms can be found with the main bedroom positioned at the front of the property. A handy built in storage cupboard located on the landing provides a useful storage space.

Perfect for a multitude of buyers including first-times and investors alike like, this incredible blank canvas requires modernisation but provides a fantastic opportunity to create your dream home on the shores of the breath-taking Morecambe Bay. Offered to the market with No Chain, this home will not be on the market long.

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, on street parking can be found. To the rear, a yard can be found providing ample space for planted pots, as well as enjoying a morning coffee and a good book on a warm summers day.

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 Freehold. Title number: LA851143.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

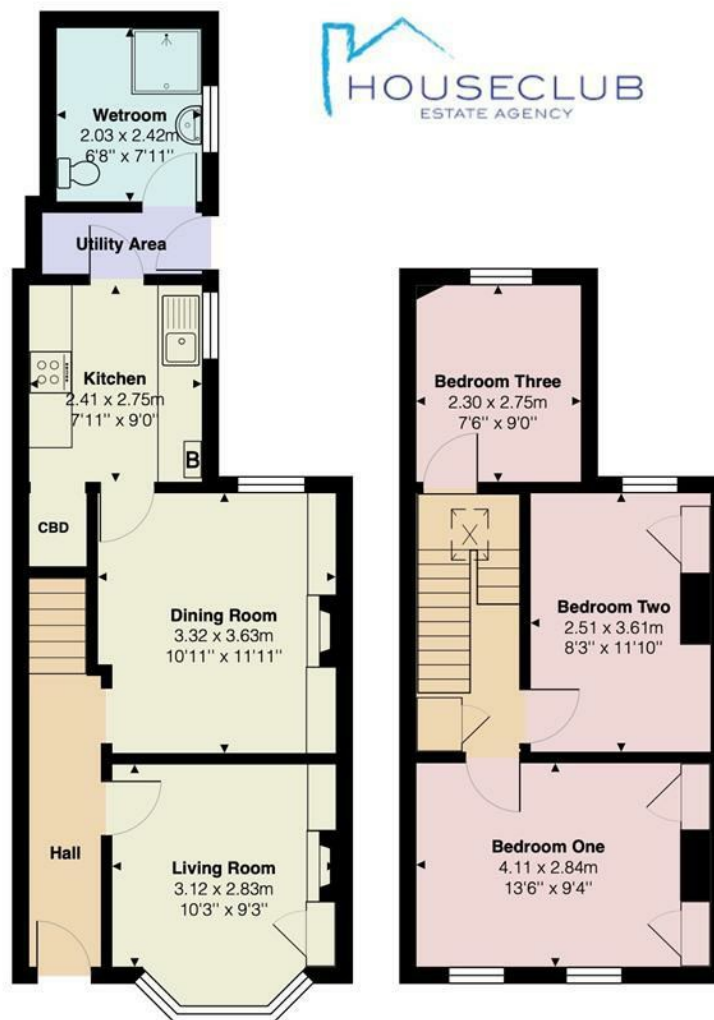
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 77.6 m² ... 835 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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