





Inside The Home

Entered via a composite glazed entrance door, this leads into a welcoming Entrance Hall, complete with staircase to the first floor, a useful understairs storage cupboard, and a convenient ground floor WC.

The spacious Living Room is centred around an attractive electric log-burning stove, creating a warm and inviting focal point. Originally designed as one large reception room, the current owners have thoughtfully divided the space to create a versatile Second Reception Room, currently utilised as a Fourth Bedroom. This flexible room could equally serve as a playroom, home office, dining room, or snug to suit a variety of lifestyles.

Completing the ground floor a generous Breakfast Kitchen can be found, fitted with a range of wall and base units complemented by work surfaces and a practical breakfast bar area. Integrated appliances include a four-ring induction hob with oven below and extractor above, as well as an integrated fridge freezer and dishwasher. The Glow-worm gas central heating boiler is discreetly housed within a kitchen cupboard and benefits from a Hive smart control system.

To the first floor, three well-proportioned double bedrooms and a spacious family bathroom can be found, fitted with a four-piece suite comprising a deep panelled bath and a corner shower enclosure with attractive tiling throughout.

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 handy convenience shop a short stroll away, and junior and secondary schools close by, as well as access to Heysham Primary Care Centre. 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

Externally, to the front of the property, a driveway providing

off-road parking for one vehicle can be found. The front also benefits from a generous laid to lawn garden, bordered by attractive planted beds. To the rear, a further lawned garden can be found, enclosed by secure fencing, creating a private and family friendly outdoor space. This is the ideal area for socialising with loved ones or simply relaxing. Accessed via the rear door from the Kitchen, a covered Porch Area provides access to an external storage cupboard and the attached Garage. The Garage benefits from plumbing for a washing machine, space for a tumble dryer, power, lighting, and an up-and-over door.

Services

The property is fitted with a gas central heating boiler and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN168038.

Council Tax

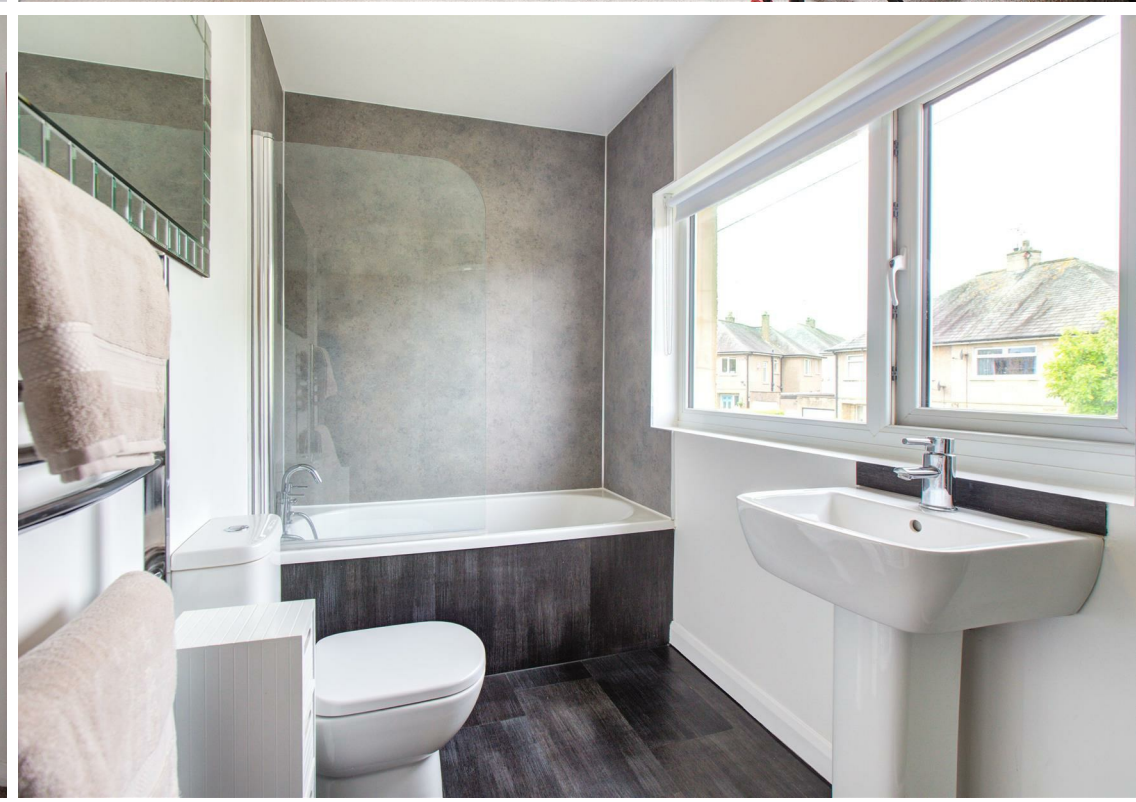
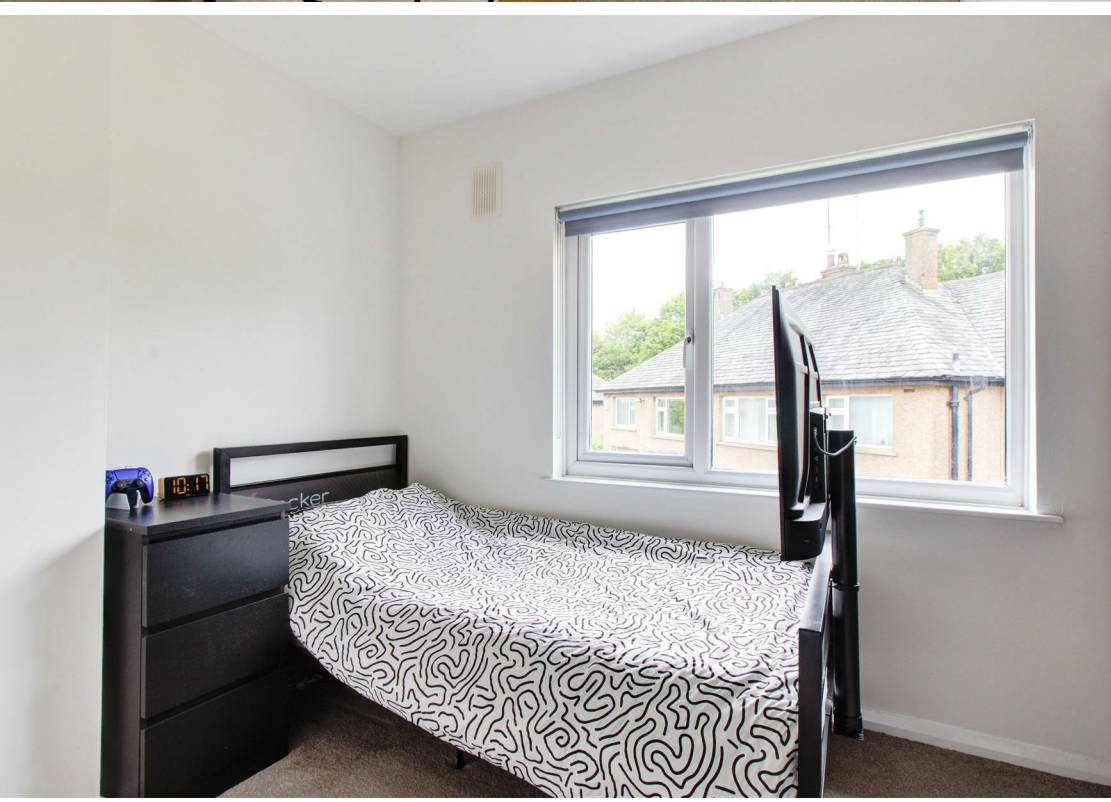
This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

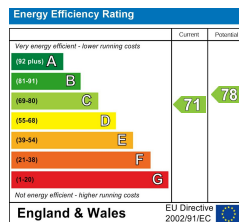
View online or for more information contact our office for details.







Total Area: 100.3 m² ... 1079 ft²



Your Award Winning Houseclub

