

HOUSECLUB
ESTATE AGENCY

40 Rylstone Drive, Heysham, Morecambe, LA3 2AS

Price £239,950









The accommodation

The beautifully presented home is accessed to the front elevation into a welcoming entrance hallway which provides access to the first floor accommodation. A spacious, tastefully appointed lounge with feature bay window blends beautifully into the dining kitchen which would be the heart of any home. The ground floor accommodation is completed by a versatile sun room / garden room with doors opening on to the rear garden. A great space throughout for entertaining. On the first floor are three well proportioned bedrooms and a stylish three piece family bathroom. There is also a very handy loft space accessible via pull down ladder.

Lets take a closer look at the kitchen

This quite superb space really does offer the ideal opportunity for the family to come together. The sleek and intelligent design comprises wall and base units, wall units with complementary working surfaces, a one and half bowl stainless steel sink and drainer, an integrated 'Indesit' double electric oven, four ring 'Diplomat' gas hob with extractor fan and lights. LVT flooring adds a contemporary touch and natural daylight is aplenty through the dual aspect windows to the rear and side elevations.

What about outside?

The property has low maintenance frontage with a Tarmac driveway providing off-road parking with gated access to the detached garage. The rear garden has something for everyone withe more low maintenance Tarmac, an artificial turf, a large timber decked seating area and multi functional summerhouse. The detached garage has power and light and a metal up and over door.

The location

Settled in the heart of Heysham this property offers easy access to supermarkets, shops, bars and amenities making it a convenient location for busy life. Mossgate nursery is just around the corner so it's great for young families and a future proof home for couples, with excellent local primary schools and public transport to secondary schools and colleges. Heysham village has a range of independent shops, restaurants and stunning natural landscapes for you to enjoy, so you'll never be short of things to do nearby. Transport links offer access to the surrounding area with Morecambe, Lancaster and the M6 motorway all easily accessible, perfect for professionals and commuters. Who can forget also the imperious Morecambe Bay with its world class sunsets. A short walk away.

Services

The property benefits from mains gas, electricity. water and drainage. The gas central heating condensing boiler was fitted in 2021 and resides in the kitchen.

Tenure

The property is Freehold with title number LA594793.

Council Tax

The property is Band B via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Available online or by contacting our office for more details.

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



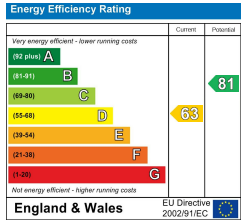












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