





## Inside The Home

This well-presented three-bedroom semi-detached property in the sought-after area of Heysham offers spacious and versatile living accommodation, making it an ideal purchase for first-time buyers, growing families, or downsizers alike. Upon entering through the UPVC double glazed front door, you are welcomed into a spacious entrance hallway with useful understairs storage and a convenient downstairs WC. To the left, the generous lounge provides a comfortable living space complete with an electric fire and double patio doors opening out to the rear garden, allowing plenty of natural light throughout. To the right, the modern kitchen diner offers ample space for dining and entertaining, also benefiting from double patio doors leading to the rear garden.

To the first floor, the property offers two well-proportioned double bedrooms and a single bedroom. The master bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a three-piece suite. There is also a loft space providing excellent additional storage.

Conveniently located close to the Bay Gateway and the M6 motorway link, the property offers excellent transport connections whilst remaining within easy reach of local amenities, schools, and the seafront in Heysham. Early viewing is highly recommended to appreciate all this fantastic home has to offer.

## Let's Take A Closer Look At The Area

The historic seaside village of Heysham, and its vibrant community caters for all. The coastal paths of Heysham village offer splendid views across Morecambe Bay towards the Lakeland Fells. With the historic Morecambe promenade a 5-minute drive away, the busy town of Morecambe offers a plethora of local and national shops, as well as Library and Post Office. With a range of highly regarded primary and secondary schools close by, this property is perfect for families, with the M6 Bay Gateway a short drive away and a range of bus stops close by.

## Let's Step Outside

To the front is a lawned garden with decorative flower bed

borders along with a driveway and access into the single garage which has power and light and is accessible via an up and over door. The rear garden is well maintained and enclosed and has lawn and patio areas with more flower bed borders.

## Services

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

## Tenure

The property is Leasehold. Title number:LAN114750. Lease term 250 years with 230 years remaining. Service charge fee of £150 per annum.

## Council Tax Band

This home is Band C under Lancaster City Council.

## Viewings

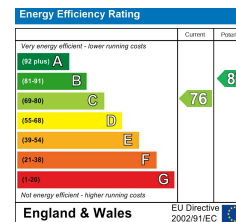
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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