





Inside The Home

Entered via a UPVC double glazed door, this leads into a bright and welcoming Entrance Hall, providing access to the Living and sleeping areas of this beautiful home. To the right, a spacious Living Room can be found centred around a feature gas fireplace with a UPVC double glazed bay window to the front, allowing ample natural light to filter into this true bungalow. Three well proportioned bedrooms (two doubles and a generous single) can be found, with a newly installed three piece bathroom. Located to the rear of the home, a generous Kitchen Diner can be found, fitted with a range of wall base units and fitted appliances which include a four ring gas hob with extractor above and a high rise oven with integrated microwave. With plumbing for a washing machine and space for a fridge freezer. Installed in 2021, a gas central heating boiler can also be found with a current guarantee.

UPVC double glazed French doors provide access to the rear of this home, where a superb home bar area can be found, perfect for those who like to entertain or those looking for a peaceful retreat. Constructed in 2021, this versatile space could easily be used as a games room, a hobby room or an ideal home office area - The choice is yours.

Perfect for a range of buyers from young families to those looking to retire in a quiet yet well connected area, this no chain property as an awful lot to offer.

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 road parking can be found for

one car can be found, leading to a detached garage, with light and power. A low maintenance garden can also be found, providing ample potential for additional parking. To the rear, a fantastic garden space can be found, perfect for allowing little ones to run and play. Currently low maintenance with an astroturf lawn and raised stone chipped borders, there is huge potential for those with green fingered interested to create a planted haven. Perfect for summer BBQ's, alfresco dining or simply sitting out on a warm summers day, secure wooden fences and a side gate provide ample privacy.

Services

The property is fitted with a modern gas central heating boiler installed in 2021, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold.

Council Tax

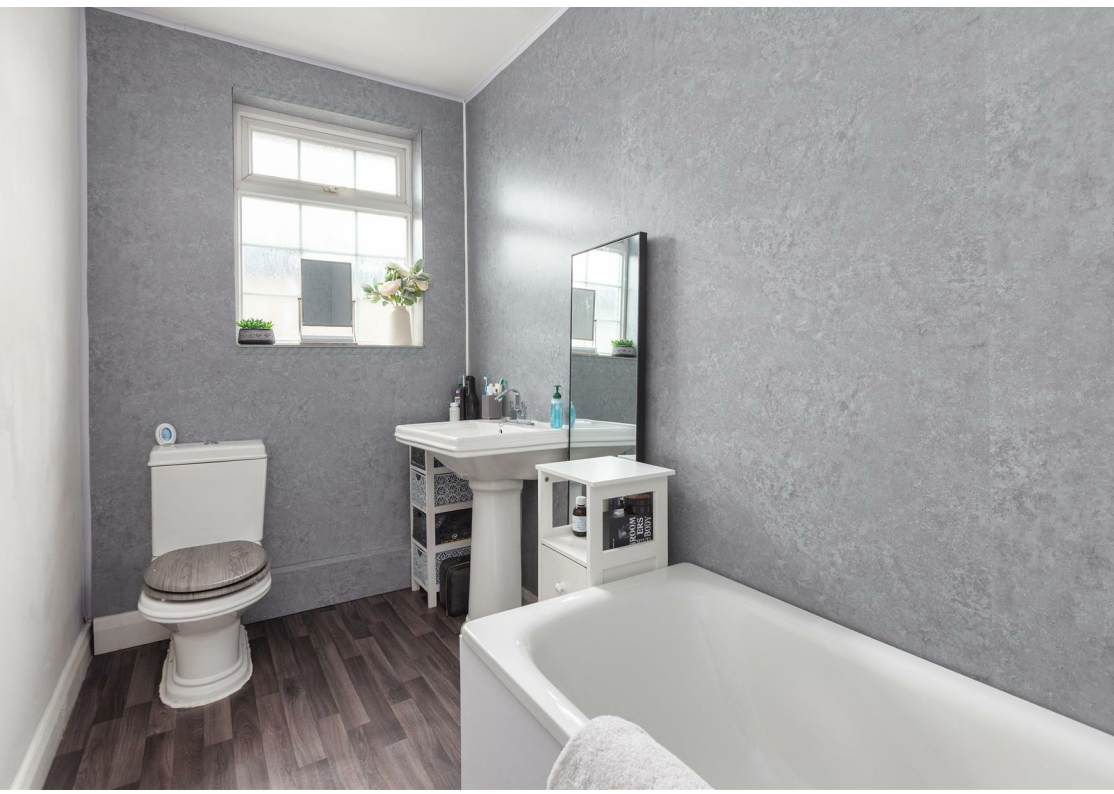
This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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

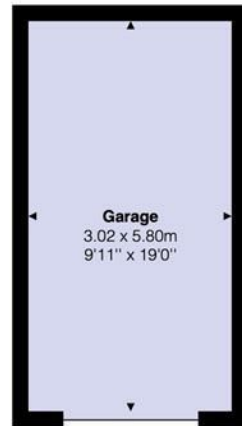
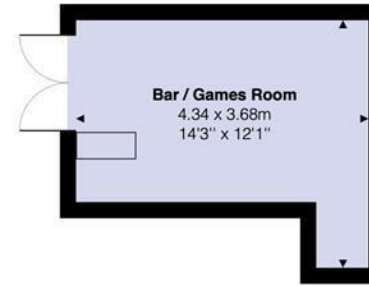




THE NAGS HEAD

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Total Area: 97.5 m² ... 1050 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		78
55-68	D	66	
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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