

## Inside The Home

Entered via a UPVC double glazed door with decorative stain glass detailing, the welcoming Entrance Hall provides access to the first floor and a handy understair storage cupboard. This leads into a bright and inviting Living Room, beautifully centred around an electric fireplace. A large UPVC double glazed bay window floods the room with natural light, creating a warm and comfortable space to relax.

To the rear of the property, a superb open-plan Kitchen Diner can be found, ideal for both everyday family life and entertaining. The contemporary fitted kitchen features fitted appliances which include a five ring gas hob, a high rise double oven, microwave, dishwasher and space for a fridge freezer, while the Dining Area is enhanced by a charming fireplace, adding character and a cosy focal point.

The first floor comprises three generously sized double bedrooms, each offering ample light and space, along with a large four piece family bathroom, fitted with a large walk in shower and a deep bath, providing the perfect space for rest and relaxation.

A useful loft room is accessed via a drop-down ladder, providing valuable additional storage or potential for a variety of uses such as a further bedroom (subject to relevant planning permissions).

Over the past years, this beautiful home has received a new Kitchen, New Bathroom, decor and flooring throughout as well as a rewire. Perfect for a range of buyers, this beautiful blank canvas provides an incredible base for working families, looking for a sizeable home in a convenient location.

## 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, the property benefits from a small low maintenance garden to the front, with a path leading to the front of the home. To the rear, an enclosed rear yard, perfect for outdoor seating or low-maintenance enjoyment, together with a detached garage, offering a handy utility area with plumbing for a washing machine and space for a tumble dryer, as well as additional storage.

## 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: LAN191836.

## Council Tax

This home is Band B under Lancaster City Council.

## Viewings

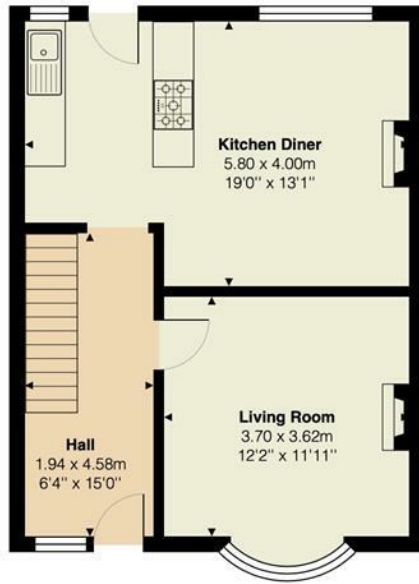
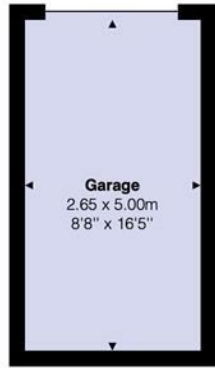
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







Total Area: 104.6 m<sup>2</sup> ... 1125 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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