



317 Heysham Road
Heysham | Morecambe | LA3 2BA

MATTHEWS
BENJAMIN



317 HEYSHAM ROAD

HEYSHAM

Modernised and attractively refurbished, this neatly presented semi-detached chalet bungalow is perfect for buyers looking to downsize, it's ready to move straight into and has no upward chain. A successful combination of traditional and modern, the bungalow was built in the 1930s and retains original and characterful features of the period, such as bay windows, a cast iron feature fireplace, a useful shelved pantry, attractive internal panel doors, picture rails and ceiling cornicing. It has however been modernised to make it warm and comfortable for everyday living, there are PVC windows (the outer wood grain effect finish coordinates well with the tones of the golden sandstone, the red tiled roof and the red brick detailing on the lower elevations) and gas fired central heating, a gas flame effect fire in the sitting room set into a smart stone fire surround, a modern fitted kitchen with white, high gloss cabinets and a well-appointed and stylish shower room. The accommodation has been further enhanced by the addition of a delightful conservatory on the rear elevation, it links in well with the ground floor layout having glazed double opening doors from the dining room/bedroom 2 and a door from the kitchen. It's a flexible layout which provides either two or three bedrooms, depending on your requirements and whether you like to dine at a table (there is a fitted breakfast bar in the kitchen). The well-proportioned accommodation briefly comprises entrance vestibule, inner hall, breakfast kitchen, sitting room, conservatory, double bedroom 1, double bedroom 2/dining room, shower room. On the second floor is double bedroom 3.

The front elevation faces due west and the rear elevation therefore directly east. Both front and rear gardens are generously proportioned and well stocked with a variety of flowering shrubs and herbaceous plants to provide seasonal colour and interest. The back garden is a lovely, private and enclosed sun trap with the morning sun beaming into the conservatory and a smartly paved seating terrace at the far end providing an ideal setting for your outside furniture when relaxing or dining outside. The back lawn is laid with artificial grass to reduce your time mowing. To the front, as the bungalow is set back off the road and down slightly from street level, it looks out across the front lawn to a charming rockery, well stocked with shrubs and plants, this shields the property from passing traffic and pedestrians and provides a very attractive outlook from the sitting room, main bedroom and flagged seating area which has been created along the front elevation, this in itself is a lovely feature and the perfect place for a bench as it will enjoy the afternoon and evening sunshine and be a great place to watch the world go by.

There's a single garage which has an electric up and over garage door, power, light and a side personal door. Attached to the rear is a small outhouse and tucked behind this, out of sight is a useful area for storing pots, compost and the like. The private driveway provides off road parking for several cars in front of the garage.





LOCATION

It would be easy to live here if you didn't have a car as many facilities are within walking distance. By way of shops, in Heysham you'll find a Tesco Express, two branches of the Co-op, a traditional butcher's and a florist. For refreshments there are two long established pubs, two micro pubs, an Indian restaurant and a number of take away establishments. Useful local amenities include Heysham Primary Care Centre and pharmacy, the library, Post Office, two hairdressing salons and a launderette.

The pretty tourist destination of Heysham Village is within walking distance with historic buildings and coastal paths as well as easy access to the impressive promenade along the sea front which runs from the village to the popular seaside resort of Morecambe. The promenade is a wonderful level route and exceptionally popular with walkers, runners and cyclists. The promenade is also easy to reach via Whinnysty Lane which is located just across Heysham Road from No.317.

If travelling by car, central Lancaster is 5.6 miles distant and the nearest access to the M6 motorway is at J34 which is 5.6 miles away via the new Bay Gateway link road. If travelling by train, there is a station at Morecambe (just under 2 miles away) with connections to Lancaster station which lies on the main west coast line.







DIRECTIONS

www.what3words.com cheeks.corn.cried
Use the postcode LA3 2BA on Sat Nav with reference to the following directions: Approaching from Morecambe, proceed through the traffic lights at the top of Oxcliffe Road, No.317 is on the left, it is situated before the next road turning, and is positioned back and slightly down from the road.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators on the ground and first floors from a Worcester boiler located in the pantry. Chrome heated towel rail in the shower room. Electric heating in the conservatory.

BROADBAND

Ultrafast potential speeds from Openreach or Nexfibre of 1139 Mbps for downloads and for uploading 220 Mbps.

MOBILE

Indoor: EE and Three are both reported as offering 'limited' Voice and Data services.
O2 is reported as offering a 'likely' Voice service with a 'limited' Data service.
Vodafone is reported as offering a 'limited' Voice service with no Data service.
Outdoor: EE, Three, O2 and Vodafone all reported as offering 'likely' Voice and Data services.
Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and kitchen appliances as follows: integral Samsung hob and electric oven, free standing Hoover washing machine and Beko fridge freezer. Items of furniture are

additionally available by way of further negotiation, please ask the Agents if any pieces are of interest.

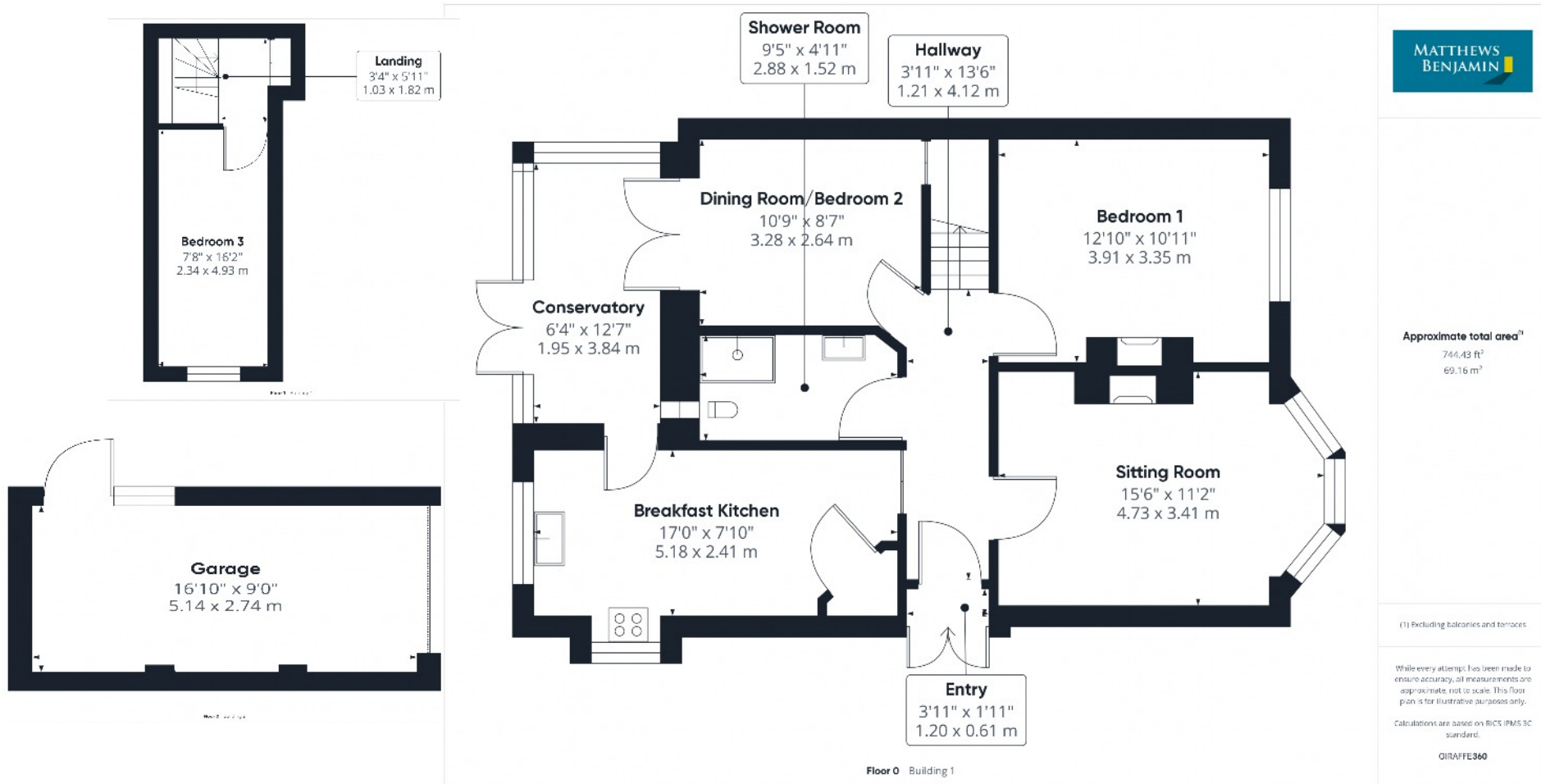
LOCAL AUTHORITY CHARGES

Lancaster City – Council Tax band C

GUIDE PRICE

£215,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

19 Castle Hill, Lancaster, LA1 1YN
 t 01524 384960
 e sales@matthewsbenjamin.co.uk

