



15 Tomlinson Road
Heysham | Morecambe | LA3 2LS

MATTHEWS
BENJAMIN



15 TOMLINSON ROAD

HEYSHAM

Nestled in the heart of the charming residential Village of Heysham, 15 Tomlinson Road offers a delightful opportunity for those seeking comfort, convenience, and a touch of modernity. This traditional 3-bedroom mid-terrace house has been thoughtfully extended and meticulously renovated to create a warm and inviting family home. With its prime location offering easy access to local amenities, schools, recreational facilities, and transport links, this property promises a lifestyle of ease and enjoyment.

KEY FEATURES:

Convenient location in the popular residential Village of Heysham
Easy access to shopping amenities, schools, health center, recreational facilities, and beaches
Versatile accommodation suitable for first-time buyers, young families, or semi-retirement couples
Ground floor comprises an Entrance Hall, Lounge, and extended Modern Benchmark Kitchen/Dining Room with French doors leading to an enclosed rear garden
Modern kitchen with breakfast bar and fitted appliances including Indesit 4-ring electric hob, electric double oven/grill, Neve dishwasher, and BEKO washing machine (less than 18 months old)
Three bedrooms on the first floor
Fully tiled Three-Piece Bathroom with over bath thermostatic shower unit
Built-in cupboards in the second/rear bedroom
PVC Double Glazed Windows and external doors
Small front garden and spacious enclosed rear garden with recently added flagged patio area and lawns
On-street parking
South-facing rear elevation for ample sunshine during Spring and Summer
Recent modernization including a full rewire, new roof, and replastering in every room.

ROOM DETAILS:

Ground Floor:
Entrance Hall
Lounge
Modern Benchmark Kitchen/Dining Room
First Floor:
Bedroom 1
Bedroom 2
Bedroom 3
Three-Piece Bathroom



ADDITIONAL INFORMATION:

Heating: BIASI Gas combination central heating boiler
Appliances included: Indesit 4-ring electric hob, electric double oven/grill, Neve dishwasher, BEKO washing machine (less than 18 months old)

LOCAL AMENITIES:

The Strawberry Gardens shopping amenities
Trumacar and St Peters Primary Schools
Heysham Health Centre
Mossgate astroturf recreational facilities
Heysham Golf Club









TRANSPORT LINKS:

Regular Bus Service to Morecambe and Lancaster
 Short drive to The Bay Gateway for easy vehicular access to Lancaster and M6 Motorway
 Don't miss out on the opportunity to make 15 Tomlinson Road your new home!

DIRECTIONS:

Use the postcode of LA3 2LS on Sat Nav with reference to directions below.

If travelling from The Bay Gateway (A683) turn 3rd left at the round a bout by Trumicar Primary School and continue along (A589) Middleton Way and turn 3rd Right

into Tomlinson Road with the Number 15 on the right hand side

SERVICES

Mains electric, gas, water and drainage, Gas fired Central Heating form a Biasi Combination Boiler.

BROADBAND:

Full Super-Fast Fibre BT

TENURE:

Freehold

INCLUDED IN THE SALE:

Open to negotiation.

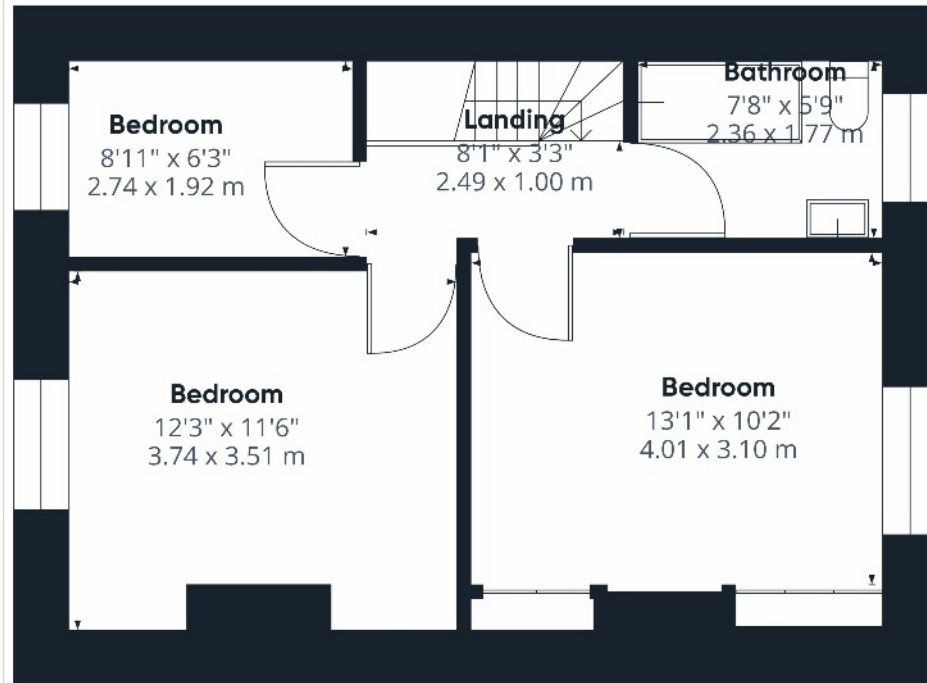
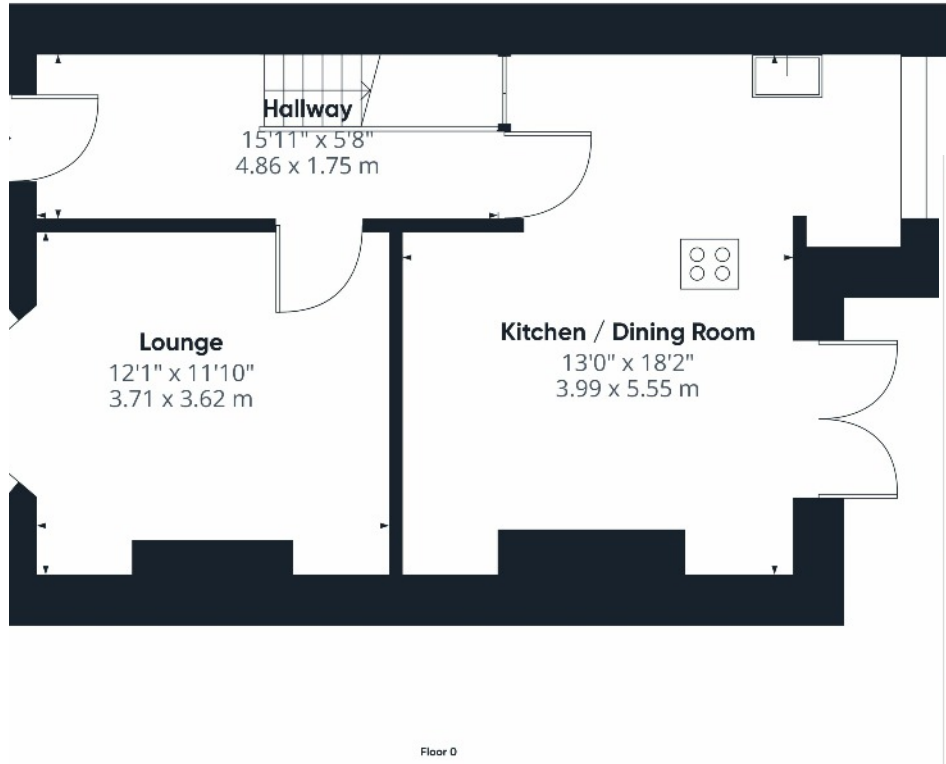
LOCAL AUTHORITY CHARGES:

Lancaster City Council Tax Band - A

GUIDE PRICE:

£175,000

Score	Energy rating	Current	Potential
2+	A		
1-91	B		85 B
9-80	C		
5-68	D	67 D	
9-54	E		
1-38	F		
-20	G		



Approximate total area**
424.61 ft²
39.45 m²

(*) Excluding balconies and terraces

While every attempt has been made to ensure accuracy of measurements, these are approximate, please note this floor plan is for illustrative purposes only.

ORR/F/L360

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.

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