

14 Skylark Close, Heysham, Morecambe, LA3 2GW



£125,000



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Modern Two-Bedroom Flat in the Heart of Heysham!

Tucked away in a quiet, convenient spot just moments from Heysham's local amenities, this beautifully presented two-bedroom first-floor flat is the perfect place to call home. With its contemporary finish and thoughtfully designed layout, it offers a wonderful opportunity for first-time buyers or investors looking for a low-maintenance home with lasting appeal.

Step inside, where a welcoming hallway sets the tone. The flat opens up into a stunning open-plan living space, where the kitchen, lounge and dining area flow effortlessly together. Herringbone flooring adds a touch of elegance underfoot, while a Juliet balcony invites fresh air and natural light into the heart of the home. It's a versatile, airy space.

The two double bedrooms are both spacious and stylish, offering calm, comfortable spaces to unwind at the end of the day. The sleek shower room continues the modern feel, with a fresh, clean design that suits everyday living. Off the hallway, a surprisingly generous storage cupboard, currently used as a walk-in wardrobe, adds a practical touch and could easily be adapted to suit your lifestyle.

Set on the popular Mossgate Park development, this flat enjoys an ideal location close to shops, schools, and excellent transport links. It's a home that blends modern comfort with day-to-day convenience, perfect for first-time buyers or those looking to make a smart addition to their rental portfolio. A fantastic opportunity in the heart of Heysham.

Hallway



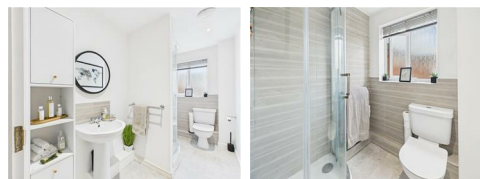
Laminate herringbone flooring, radiator, large storage cupboard currently used as a walk in wardrobe.

Open Plan Kitchen/Lounge/Diner



Laminate herringbone flooring, double glazed french doors out onto Juliet balcony, two radiators, large double glazed window in kitchen area, range of matching wall and base units, Zanussi hob and oven, extractor hood, plumbing for washing machine, space for freestanding fridge/freezer.

Shower Room



Vinyl flooring, double glazed frosted window to rear, shower cubicle with thermostatic shower, partially tiled walls, wash hand basin and W.C.

Bedroom One



Large double glazed window to rear, carpeted, radiator.

Bedroom Two



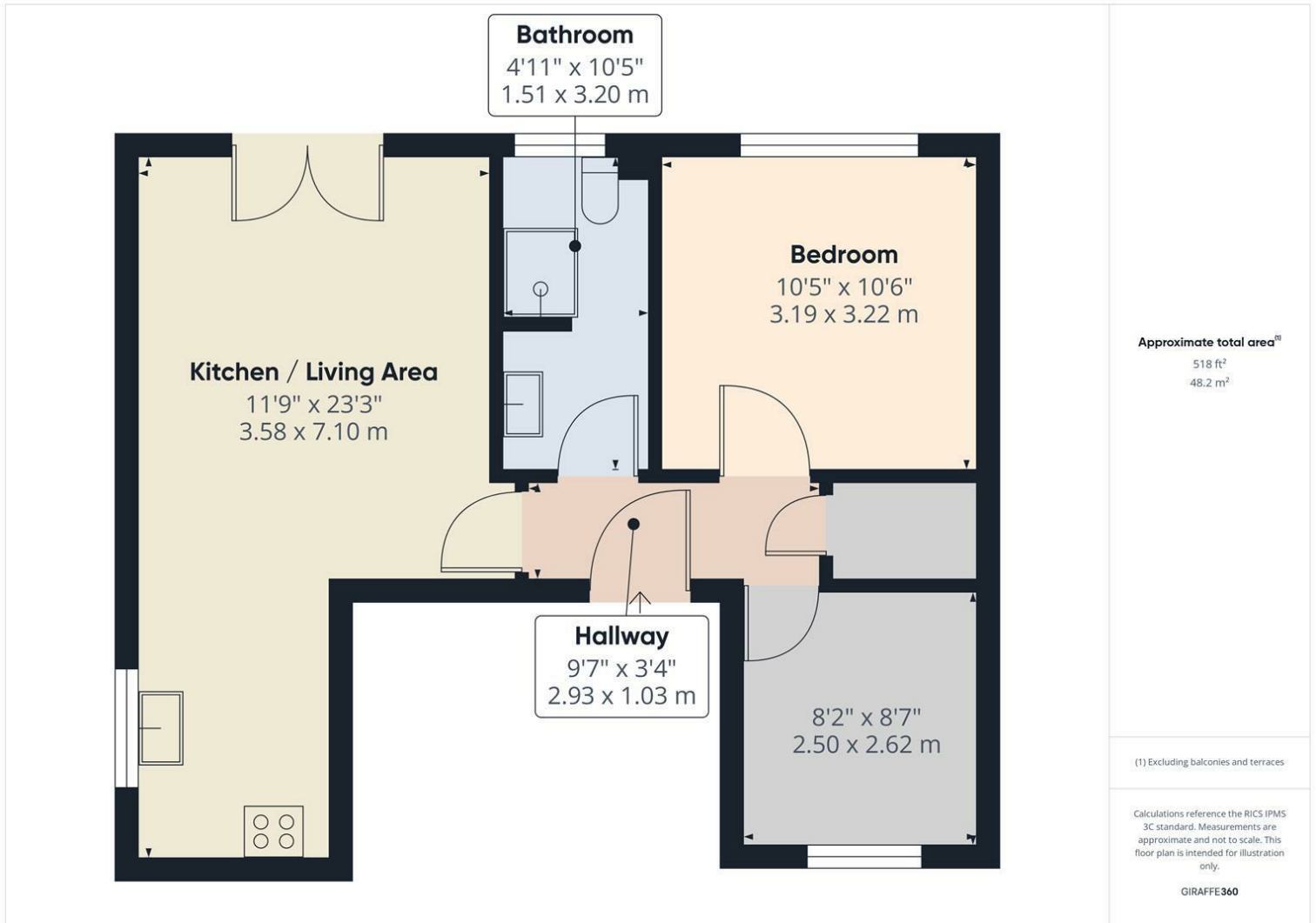
Double glazed window to front, carpeted, radiator.

Useful Information

Council Tax Band (A) - £1,578.14
Tenure Leasehold - 235 Years Remaining
Allocated parking space in car park at rear.
Service Charge - £1,264.60 per annum (£105.38 per month)
Ground Rent - £150 per annum (£75 twice a year)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| (92-100) A | | (82-91) A | |
| (81-91) B | | (61-81) B | |
| (69-80) C | | (49-60) C | |
| (55-68) D | | (35-48) D | |
| (39-54) E | | (21-34) E | |
| (21-38) F | | (11-20) F | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |





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