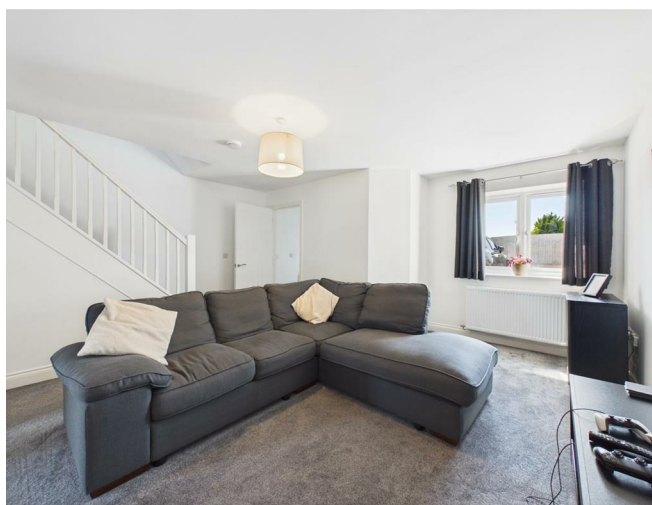


# 42 Laureston Avenue, Heysham, Morecambe, LA3 2LU



**£228,000**



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Beautifully presented throughout, this modern three-bedroom semi-detached home is only around five years old and offers stylish, contemporary living in a highly convenient location.

Tucked away within a quiet cul-de-sac setting, the property is ideal for families, first-time buyers, or professionals seeking a move-in-ready home with excellent access to local amenities and transport links

Beautifully presented throughout, the property offers spacious and thoughtfully designed accommodation ideal for modern family living.

The welcoming entrance hallway features a convenient ground floor W.C. and leads through to a superbly spacious lounge, creating a bright and comfortable space perfect for both relaxing and entertaining. The stylish kitchen has been well designed with quality Bosch integrated appliances and provides direct access to the rear garden, allowing for an excellent flow between indoor and outdoor living. To the first floor are three well-proportioned bedrooms, including an impressive principal bedroom complete with its own modern en-suite shower room. A contemporary family bathroom serves the remaining accommodation.

Externally, the property benefits from two allocated parking spaces to the front, complete with an EV charging point, while the fully enclosed rear garden provides a private and secure outdoor space ideal for families, entertaining, or simply enjoying the warmer months.

The location is particularly appealing, being just minutes from the seafront promenade while also offering

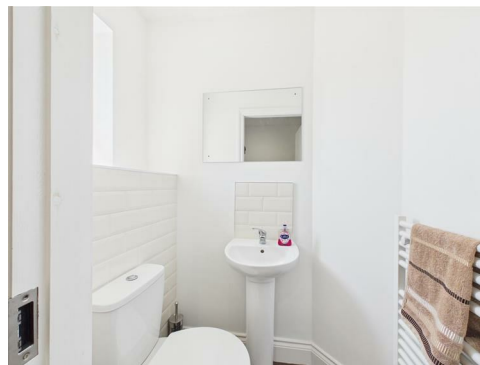
superb access to the Bay Gateway and motorway network, making commuting and travel exceptionally convenient. Combining modern living with a peaceful residential setting, this is a fantastic opportunity to acquire a well-maintained home in a sought-after area.

### Entrance Hallway



Karndean flooring, door to the lounge.

### Cloakroom



Double glazed frosted window to the front, Karndean flooring, wash hand basin, extractor fan, heated towel rail, W.C.

### Lounge



Double glazed window to the front,

stairs to the first floor, carpeted flooring, radiator.

### Kitchen/Diner



Double glazed window to the rear, range of beautifully fitted cabinets with complimentary work surfaces, Bosch induction hob, extractor hood and electric oven, stainless steel sink, integrated Bosch appliances including washing machine, dishwasher and fridge/freezer, cupboard housing Ideal combi boiler, double glazed door to the garden, Karndean flooring, radiator.

### First Floor Landing



Access to the loft, built in linen cupboard, carpeted floor, radiator.

### Bedroom One



Double glazed window to the front, built in wardrobes, carpeted flooring, radiator, door to the en-suite.

**En-Suite Shower Room**



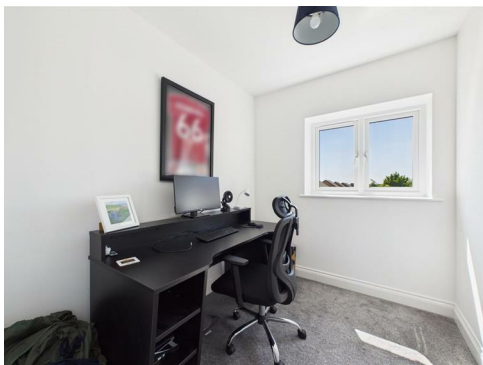
Shower cubicle with thermostatic shower, wash hand basin, heated towel rail, Karndean flooring, extractor fan, W.C.

**Bedroom Two**



Double glazed window to the rear, carpeted flooring, radiator,

**Bedroom Three**



Double glazed window to the front, carpeted flooring, radiator,

**Bathroom**

Double glazed frosted window to the rear, bath with thermostatic shower, wash hand basin, heated towel rail, extractor fan, Karndean flooring, W.C.

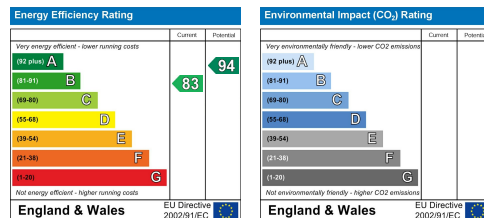
**Outside**

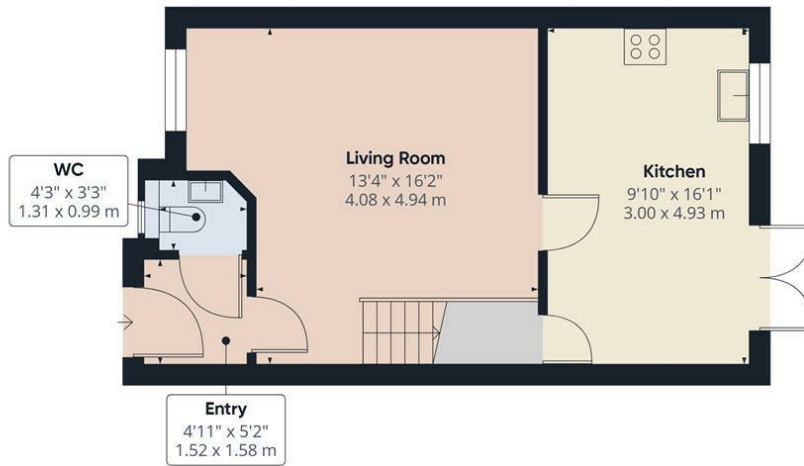


Two allocated parking spaces to the front with an EV charging point and gated access to the rear garden. The fully enclosed rear garden is mainly laid to lawn and features a patio seating area along with an external water tap, creating an ideal space for outdoor living and entertaining.

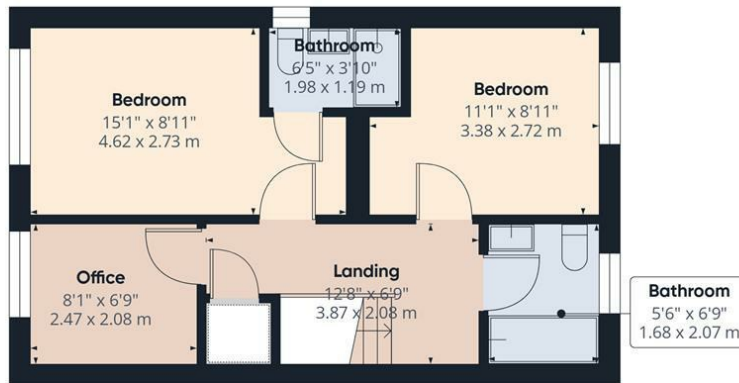
**Useful Information**

Tenure Freehold  
Council Tax Band (C ) £2,225  
No Onward Chain  
Property five years old.  
All appliances 5 yrs old.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
830 ft<sup>2</sup>  
77.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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