

117 Kingsway, Heysham, Morecambe, Lancashire, LA3



£179,950

*** NO CHAIN *** THREE BEDROOMS*** CLOAKROOM *** SPACIOUS KITCHEN DINER *** ENCLOSED REAR GARDEN *** DETACHED GARAGE *** OFF ROAD PARKING FOR FOUR CARS *** EXCELLENT LOCAL AMENITIES *** GREAT INVESTMENT FOR A BUY TO LET *** WONDERFUL LOCATION *** EASY ACCESS INTO HEYSHAM VILLAGE *** LOVELY SEA WALKS ***

Three-bedroom semi-detached home set back from the road on an elevated plot with off-road parking and a detached garage.

This is an ideal family home with spacious accommodation or as a buy-to-let investment, especially now the Eden project has been passed which will make this an even more desirable area!

Conveniently located with just a short walk to all the amenities at Strawberry Gardens, local primary and secondary schools and wonderful sea walks in the Historic village of Heysham.

There are also good road links and regular bus services providing access to Morecambe town centre and to the nearby city of Lancaster.

Accommodation:
Lounge, spacious Kitchen/diner, bedroom one, cloakroom and a family bathroom. The first floor has two further bedrooms. Outside has a lawn area to the front and a driveway to the garage with off-road parking for four cars. Fully enclosed rear garden with gate to access the driveway, selection of flowers and shrubs, raised flower beds, lawn and patio area.

This property is offered with no onward chain.

Entrance Hallway



Spacious hallway with stairs to the first floor, cupboards housing gas and electric meters, carpeted floor, radiator.

Lounge



Double-glazed window to front, electric fire, carpeted floor, radiator.

Kitchen/Diner



Double-glazed window to rear, range of matching wall and base units, four-ring gas hob and electric oven, extractor hood, breakfast bar, stainless steel sink, space for fridge/freezer, plumbing for washing machine, Walk in understairs storage cupboard or pantry, double-glazed door to the garden, new Glow-worm combi boiler, laminate floor, radiator.

Cloakroom

Double glazed window to side, wash hand basin, vinyl flooring, W.C.

Bedroom One



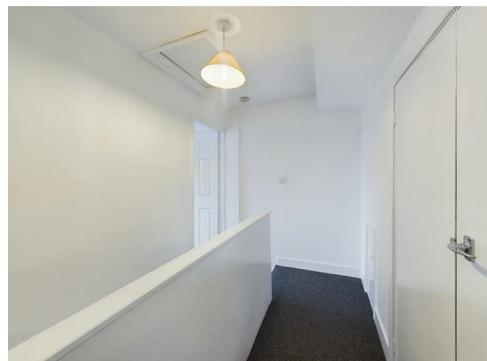
Double glazed window to rear, carpeted floor, radiator.

Bathroom



Double glazed frosted window to side, panelled bath with thermostatic shower, wash hand basin, extractor fan, laminate floor, radiator, W.C.

First Floor Landing



Double linen cupboard and access to the loft.

Bedroom Two



Double-glazed window to front, carpeted floor, radiator.

Bedroom Three



Double-glazed windows to front and side, carpeted floor, radiator.

Garage

Detached garage with an up-and-over door.

Outside



Lawn area to the front and driveway to the garage with off-road parking for four cars. Fully enclosed rear garden with gate to access the driveway, selection of flowers and shrubs, raised flower beds, lawn and patio area.

Useful Information

Tenure Freehold
Council Tax Band (B) £1678.14
New boiler.
No Onward Chain

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

