

6, Balmoral Avenue, Heysham, Morecambe, LA3 1JU



£170,000

This charming home not only enjoys a prime location but also offers a warm and welcoming feel throughout, making it ideal for families, first-time buyers, or anyone seeking a peaceful yet well-connected place to live. Set within a friendly residential area, the property has been thoughtfully maintained and is ready to welcome its next owners.

Step inside and you'll find bright, spacious rooms that flow beautifully, perfect for both everyday living and entertaining. Whether you're relaxing in the cosy lounge, cooking up something special in the spacious kitchen, or enjoying time in the garden, the home provides a comfortable and practical layout suited to a modern lifestyle.

The private garden offers a safe place for children to play, a peaceful retreat for enjoying a morning coffee, or a lovely setting for evening gatherings. Many buyers will also appreciate the property's blend of indoor and outdoor living, especially given the proximity to the promenade.

Ideally located within walking distance of everyday essentials—including highly regarded primary and secondary schools, the home also benefits from excellent transport links into both Morecambe and Lancaster. With supermarkets, cafés, restaurants, banks, and post offices all close at hand, this is a home that offers not just comfort, but real convenience.

All in all, this is a delightful property in a superb location, offering that rare combination of character, practicality, and lifestyle.

Entrance Hallway



Stairs to the first floor, cupboard housing the combi boiler, laminated floor.

Lounge



Double glazed window to the front, wood surround fireplace, cupboard housing the consumer unit, laminate floor, radiator.

Kitchen/Diner



Double-glazed windows to the side and rear, a range of matching wall and base units finished in a white gloss, plumbing for washing machine, stainless steel sink, four plates electric cooker and oven, space for fridge/freezer, understairs storage cupboard, vinyl floor, radiator.

First Floor Landing

Under eaves storage, carpeted floor.

Bedroom One



Double-glazed window to the front, built-in wardrobes, carpeted floor, radiator access to the loft which has a positive Input Ventilation System.

Bedroom Two



Double-glazed window to the rear, carpeted floor, radiator.

Bedroom Three



Double-glazed window to the side, laminate floor, radiator.

Bathroom



Double-glazed frosted window to the rear, panelled bath with thermostatic shower, wash hand basin, heated towel rail, built-in linen cupboard, vinyl floor, W.C.

Outside

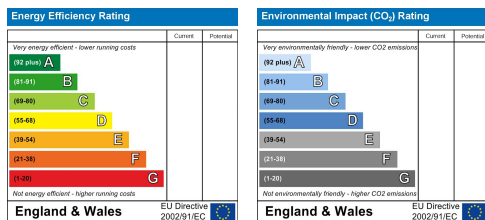


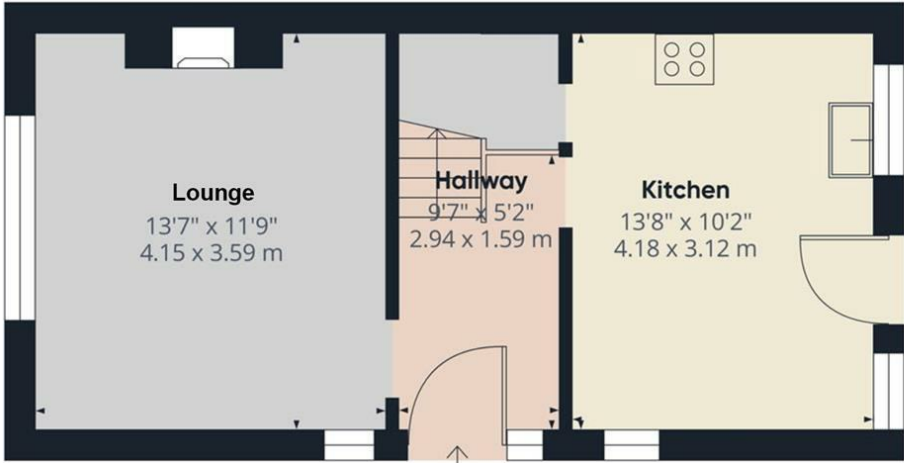
To the front, the property benefits from off-road parking, with a secure gate providing access to the rear. The fully enclosed rear garden is a real highlight, offering a private and peaceful space bordered by mature hedges and trees. Thoughtfully designed for low-maintenance living, the garden features an artificial lawn area, a paved patio ideal for outdoor dining and a handy water tap.

A timber storage shed offers useful additional space, while the summerhouse, complete with power and lighting, creates the perfect spot for a home office, hobby room, or simply a relaxing retreat.

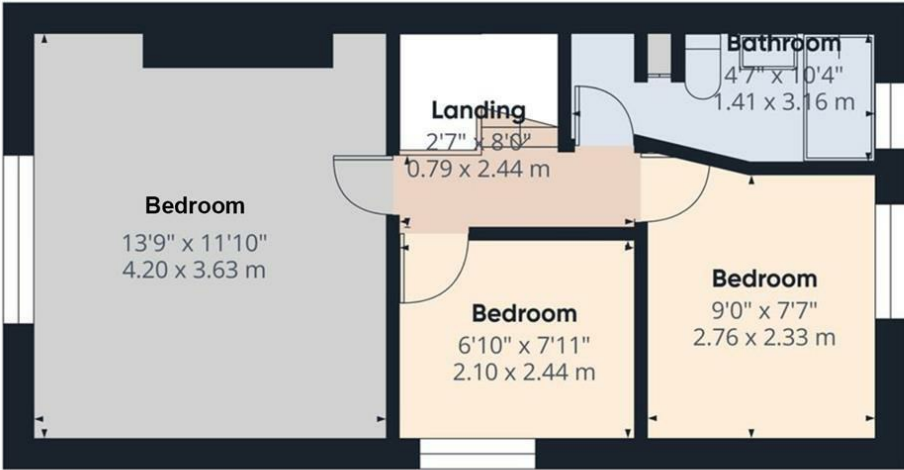
Useful Information

Tenure Freehold
Council Tax Band (A) £1,605
No Onward Chain.
The property has also had cavity wall insulation.





Ground Floor



Floor 1

Approximate total area^m
715 ft²
66.5 m²

(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.

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