

# 84 Osborne Road, Heysham, Morecambe, LA3 1AB



**£195,000**



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Mighty House is a trading name of P&PC Surveyors Limited. Registered Office: 70 Daisy Hill, Dewsbury, WF13 1LS. Company no: 06498054

This well-presented two-bedroom semi-detached bungalow offers comfortable single-level living and benefits from a fully enclosed walled garden, providing both privacy and excellent flexibility. The spacious outdoor area offers extensive off-road parking, ideal for a motorhome, caravan, or multiple vehicles, and a garage. This could also be landscaped to suit individual requirements.

Internally, the property features two well-proportioned double bedrooms, a modern shower room, and an open-plan lounge and dining area which creates a bright and sociable living space. The lounge flows into a fitted kitchen complete with integrated appliances and practical storage.

A useful loft room provides additional space and is accessed via a pull-down ladder, featuring a Velux roof window that allows natural light into the room. This versatile area could serve as a hobby room, home office, or occasional guest space, subject to any necessary consents.

The property is ideally located close to a range of local amenities. Regent Park is just moments away and offers a convenience store and medical practice, while Bay Leadership Academy and West End Primary School are also nearby. Morecambe Promenade is within easy reach, providing scenic coastal walks and leisure opportunities along the seafront.

With its generous outdoor space, flexible accommodation, and convenient location, this property will appeal to a range of buyers, including downsizers, first-time buyers, and investors.

### Entrance Hallway



Laminate floor, radiator, picture rail, and access to the loft.

### Loft Room

This would provide additional accommodation, subject to obtaining any necessary planning permissions. The space features a pull-down ladder for access, along with power, lighting, and a Velux roof window.

### Lounge/Diner



Double-glazed window, laminate floor, radiator.

### Kitchen



Double-glazed window and double-glazed door to the garden, range of matching cabinets with complementary work surfaces, four-ring gas hob and extractor hood, electric oven, plumbing for washing machine, space for fridge/freezer, composite sink, vinyl floor, Ideal combi boiler,

### Bedroom One



Double-glazed bay window, built-in wardrobes, laminate floor, radiator.

### Bedroom Two



Double-glazed window, laminate floor, radiator.

### Shower Room



Double-glazed frosted window, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

## Outside



The property benefits from a fully enclosed walled garden, offering a high degree of privacy and versatile outdoor space. Separate enclosed garden from the kitchen, with a gate to access the front. A generous area provides extensive off-road parking, suitable for a motorhome, caravan, or several vehicles, in addition to a garage. The space also offers potential for landscaping or reconfiguration to suit individual preferences.

## Garage

Up and over door, power and light.

## Useful Information

Tenure Freehold

Council Tax Band (A ) £1,605

The Boiler is 2 years old

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (82 plus) A   |  |                         |           |
| (61-81) B   |  |                         |           |
| (39-60) C   |  |                         |           |
| (15-60) D   |  |                         |           |
| (10-54) E   |  |                         |           |
| (2-38) F  |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

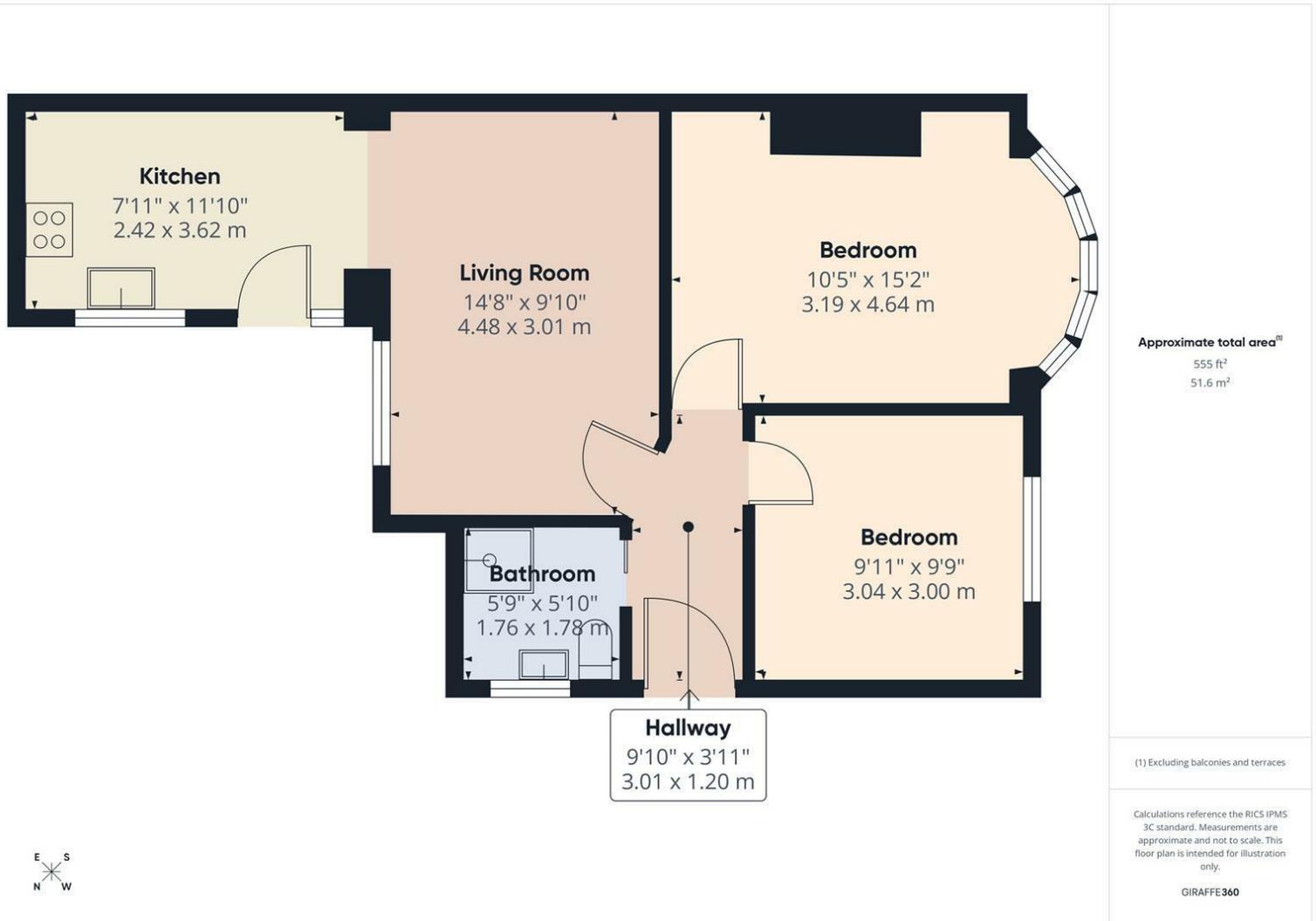


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