

14 Skylark Close, Heysham, Morecambe, LA3 2GW



£115,000

Modern Two-Bedroom Flat in the Heart of Heysham!

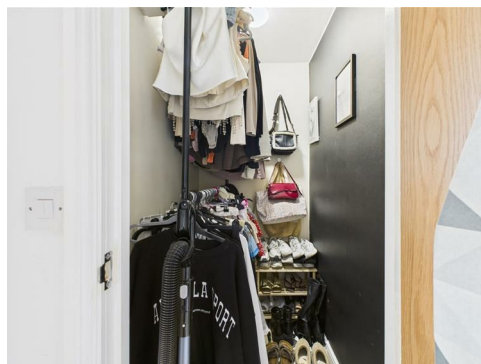
Tucked away in a quiet, convenient spot just moments from Heysham's local amenities, this beautifully presented two-bedroom first-floor flat is the perfect place to call home. With its contemporary finish and thoughtfully designed layout, it offers a wonderful opportunity for first-time buyers or investors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



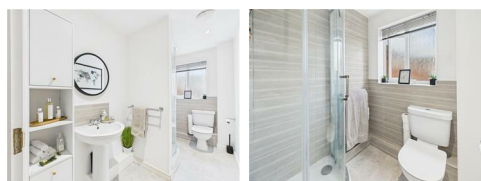
Laminate herringbone flooring, radiator, large storage cupboard currently used as a walk in wardrobe.

Open Plan Kitchen/Lounge/Diner



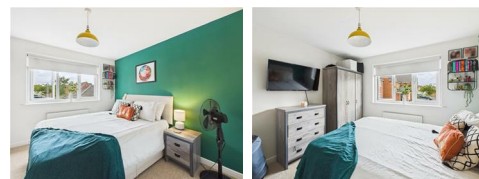
Laminate herringbone flooring, double glazed french doors out onto Juliet balcony, two radiators, large double glazed window in kitchen area, range of matching wall and base units, Zanussi hob and oven, extractor hood, plumbing for washing machine, space for freestanding fridge/freezer.

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

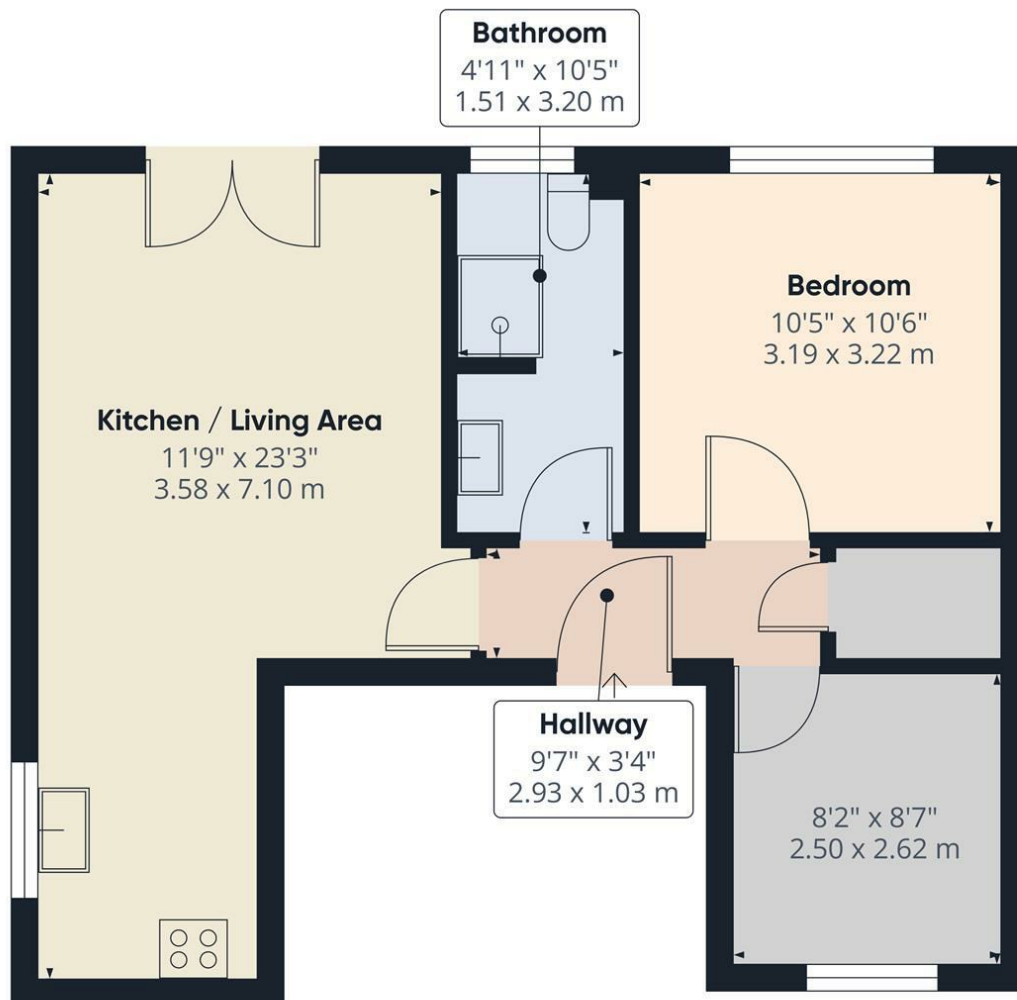
Council Tax Band (A) - £1,578.14

Tenure Leasehold - 235 Years

Remaining

Allocated parking space in car park at the rear.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(43-54) E		(43-54) E	
(31-42) F		(31-42) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
518 ft²
48.2 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.

GIRAFFE360



Head Office: 83 Bowerham Road Lancaster LA1 4AQ
T 01524 548888 E enquiries@mightyhouse.co.uk W www.mightyhouse.co.uk



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