

5 Grafton Road, Heysham, Morecambe, LA3 1SA



£135,000



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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

A beautifully presented terraced home arranged over four floors, offering generous and versatile accommodation that would be well suited to a growing family or a first-time buyer looking for plenty of space.

The property has been refurbished throughout and is ready to move straight into, benefiting from a newly fitted kitchen, fresh décor and new carpets. The spacious lounge and dining room provides a bright and welcoming living area, with access to the cellar offering useful additional storage. To the rear is the modern fitted kitchen, which has been finished to a high standard and provides a practical space for everyday cooking and dining.

The first floor offers two well-proportioned double bedrooms and a spacious family bathroom. Both bedrooms provide ample room for furniture and offer flexible accommodation for family members, guests or those working from home. A further staircase leads to the top floor, where there is an additional generous double bedroom, creating a private and versatile space that could also be used as a home office, or hobby room.

Outside, the property benefits from an attractive enclosed rear yard, providing a pleasant low-maintenance area for outdoor seating and relaxing during the warmer months.

Conveniently located within walking distance of the town centre, the property is also close to the promenade, where you can enjoy attractive views and scenic coastal walks. The surrounding area has benefited from recent regeneration

and offers a good selection of local amenities, including shops, businesses, schools and a health centre. This spacious and newly refurbished home offers an excellent combination of comfortable accommodation, convenient location and value for money.

Entrance Hallway

Carpeted flooring, radiator, original coving, stairs to the first floor.

Lounge



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

Dining Room



Double glazed window to the rear, carpeted flooring, radiator, built in storage cupboards, door to the cellar.

Cellar

Storage areas, gas and electric meters

Kitchen



Double glazed window to the side, range of matching cabinets with complimentary work surfaces, four ring gas hob and extractor hood, electric oven, stainless steel sink, space for fridge/freezer, cupboard housing the combi boiler, vinyl flooring, door to the yard.

First Floor Landing

Stairs to the second floor.

Bedroom One



Double glazed windows to the front, carpeted flooring, radiator.

Bedroom Two



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

Bathroom



Double glazed frosted window to the side, panelled bath with shower attachment, wash hand basin, extractor fan, vinyl flooring, radiator, W.C.

Second Floor Landing

Bedroom Three



Double glazed Velux window,

carpeted flooring, under eaves storage.

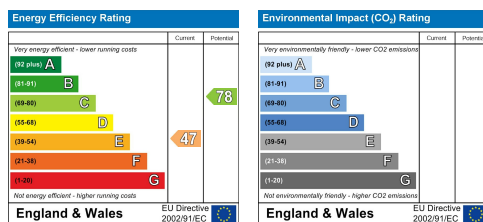
Outside

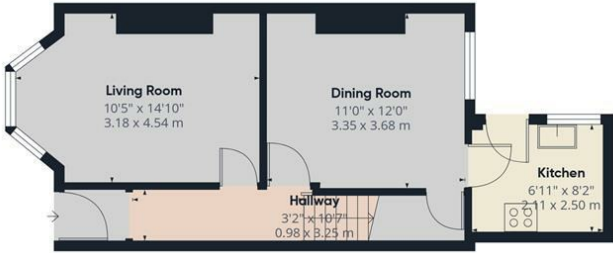


Rear yard with patio area.

Useful Information

Tenure Freehold
Council Tax Band (A) £1,669
No Onward Chain
New carpets throughout
New Kitchen





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
909 ft²
84.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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