



**23 Goldcrest Close  
Heysham, LA3 2GS**

House - Detached

Reduced

**£269,450**

## Overview

- WONDERFUL FAMILY HOME
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY ROOM
- CUL DE-SAC POSITION
- DETACHED
- MASTER EN-SUITE
- GROUND FLOOR CLOAKROOM
- FULLY ENCLOSED REAR GARDEN
- WONDERFUL LOCATION

## Selling your home?

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**01524 548888**

Email: [sales@mightyhouse.co.uk](mailto:sales@mightyhouse.co.uk)



### Entrance Hallway

Stairs to the first floor, carpeted floor, radiator.

### Dining Room

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

### Cloakroom

Double glazed frosted window to side, wash hand basin, tiled floor, radiator, W.C.

### Lounge

Double glazed patio doors leading onto the garden, feature fireplace with inset electric fire, carpeted floor, radiator.

### Kitchen

Double-glazed window to rear, range of matching wall and base units, four-ring gas hob and extractor hood, electric oven, integrated fridge/freezer and dishwasher, stainless steel sink, tiled flooring, radiator.

### Utility Room

Double glazed door leading to the side entrance, storage cupboard, plumbing for washing machine, stainless steel sink, combi boiler, tiled flooring, radiator.

### First Floor Landing

Double-glazed window to side, carpeted floor, radiator, storage cupboard and access to the loft which isn't boarded but fully insulated.

### Bedroom One

Double-glazed window to front, carpeted floor, radiator and door to the en-suite.

### En-Suite Shower Room

Double-glazed frosted window to side, shower cubicle with thermostatic shower, wash hand basin, radiator, extractor fan, tiled floor, W.C.

### Bedroom Two

Double glazed window to rear, carpeted floor, radiator.

### Bedroom Three

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

### Bedroom Four

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

### Family Bathroom

Double glazed frosted window to side, panelled bath with shower attachment, fully tiled, wash hand basin, extractor fan, tiled floor, W.C.

### Outside

Off-road parking to the front and access to the garage and rear garden. A fully enclosed rear garden that has the benefit of not being over looked, patio and lawn area with steps up to a further lawn.

### Garage

Up & over door, power and light, consumer unit and stop cocks.

### Lease Information

Tenure Leasehold

Lease term 250 years with 233 remaining

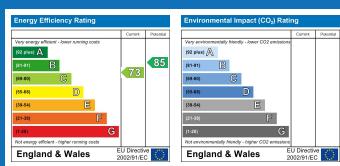
Start date 2007. End date 2257.

Management company Mandeville

Service Charge £150.00 per annum

Ground Rent £150.00 per annum

Council Tax Band (D) £2157.62



**Lancaster Office:** 53A Market Street, Lancaster, Lancashire, LA1 1JG

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