



23 Goldcrest Close
Heysham, LA3 2GS

House - Detached

Reduced
£269,450

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House - Detached



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

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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

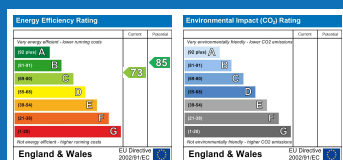
Off-road parking to the front and access to the garage and rear garden. A fully enclosed rear garden that has the benefit of not being over looked, patio and lawn area with steps up to a further lawn.

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



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.