



20 Mossgate Park,  
Heysham, Morecambe,  
LA3 2WN

20, Mossgate Park, Heysham, Morecambe

## *The property at a glance*



- Beautifully Presented End Terraced Home
- Two Bedrooms with En-Suite
- Two Reception Rooms
- Stylish Kitchen
- Bathroom & Ground Floor WC
- Enclosed Rear Garden
- Outbuilding - Ideal Home Office!
- Tenure: Freehold
- Property Band: C
- EPC: C



Get in touch today

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[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

**£199,950**

# Get to know the property



Nestled in the charming area of Mossgate Park, Heysham, Morecambe, this delightful house offers a perfect blend of comfort and convenience. The property features an inviting open plan living and dining area, ideal for both relaxation and entertaining. With two well-proportioned bedrooms, it provides ample space for a small family or professionals seeking a peaceful retreat.

The bathroom is thoughtfully designed, catering to all your daily needs. One of the standout features of this home is the good-sized rear garden, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, hosting summer barbecues, or simply unwinding in the fresh air.

Additionally, the property boasts an outbuilding currently utilised as a salon, which could serve various purposes depending on your needs—be it a home office, studio, or a space for hobbies.

This residence is not only a comfortable home but also a canvas for your personal touch. With its prime location in a friendly neighbourhood, it is well-connected to local amenities and transport links, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

For further information, please contact the office at your earliest convenience.





## Entrance Hall

UPVC double glazed frosted window, main central heating radiator, stairs leading to first floor, doors leading to WC and reception room.

## WC

UPVC double glazed frosted and leaded window, mains central heating radiator, tile splash back, dual flush WC, wall mounted sink with traditional taps, lino flooring.

## Reception Room

UPVC double glazed window, main central heating radiator, electric log burner, wood mantle and stone hearth, lino, opening to dining room.

## Dining Room

UPVC double glazed sliding door leading to rear, main central heating radiator, lino floor, opening to kitchen.

## Kitchen

UPVC double glazed window, concealed Glow-worm boiler, cladded ceiling, 4 x spot light points, tile splash back, stainless steel sink, mixer tap, gloss panelled wall and base units, extractor hood, 4 ring gas hob, space for fridge freezer, electric oven, lino floor.

## Landing

UPVC double glazed window, main central heating radiator, smoke alarm, storage cupboard, stairs leading to ground floor, doors to bedrooms 1,2 and bathroom.

## Bathroom

UPVC double glazed window, main central heating towel rail, extractor, tile splash back, tile panelled bath, mixer tap and rinse head, wall mounted vanity sink with mixer tap, dual flush WC, lino floor.

## Bedroom 1

2 x UPVC double glazed windows, main central heating radiator, built-in wardrobe to en-suite.

## En-Suite

Main central heating radiator, extractor, half tile splash back, single shower, pedestal sink with traditional taps, dual flush WC, lino floor.

## Bedroom 2

UPVC double glazed window, main central heating radiator, loft access.

## Storage

Housing hot water cylinder.

## External -Front

Paving leading to door, stores, laid to lawn.

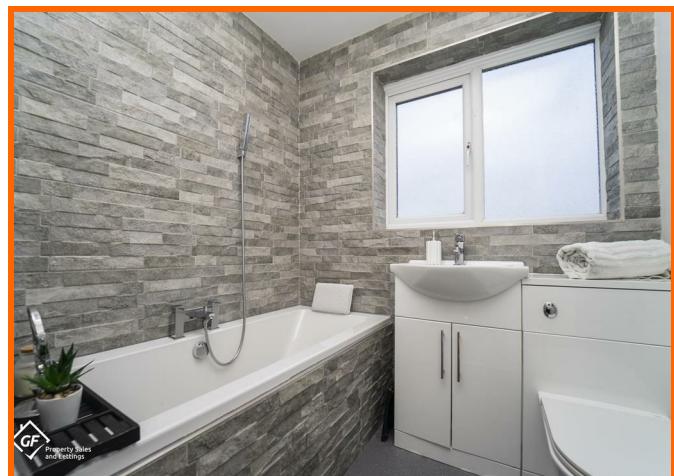
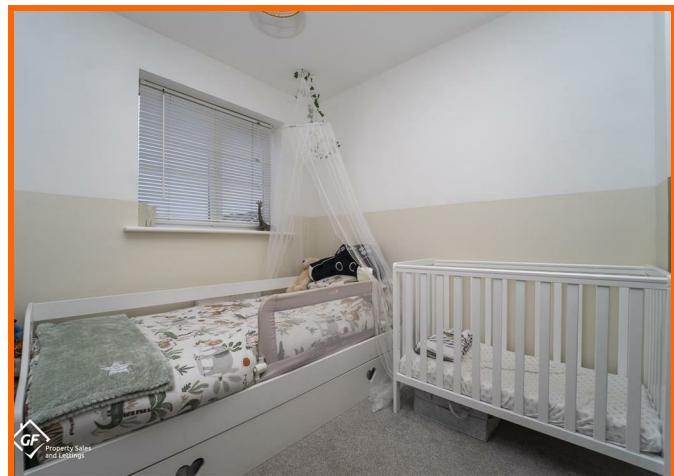
## External -Rear

Decking, artificial grass.

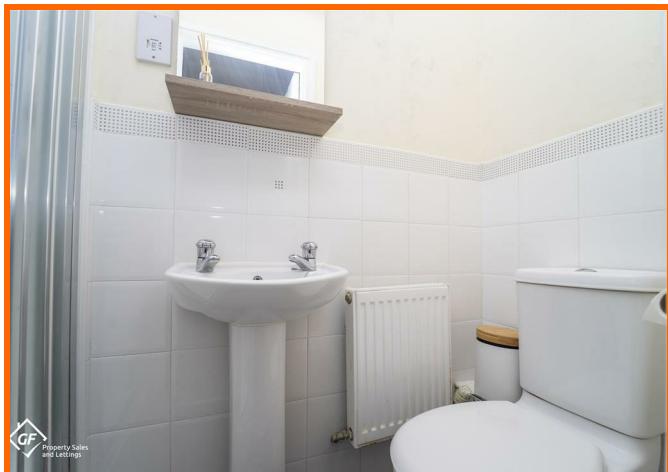
## Outbuilding - Salon

Currently utilised as a salon with UPVC double glazed window and electric heating.

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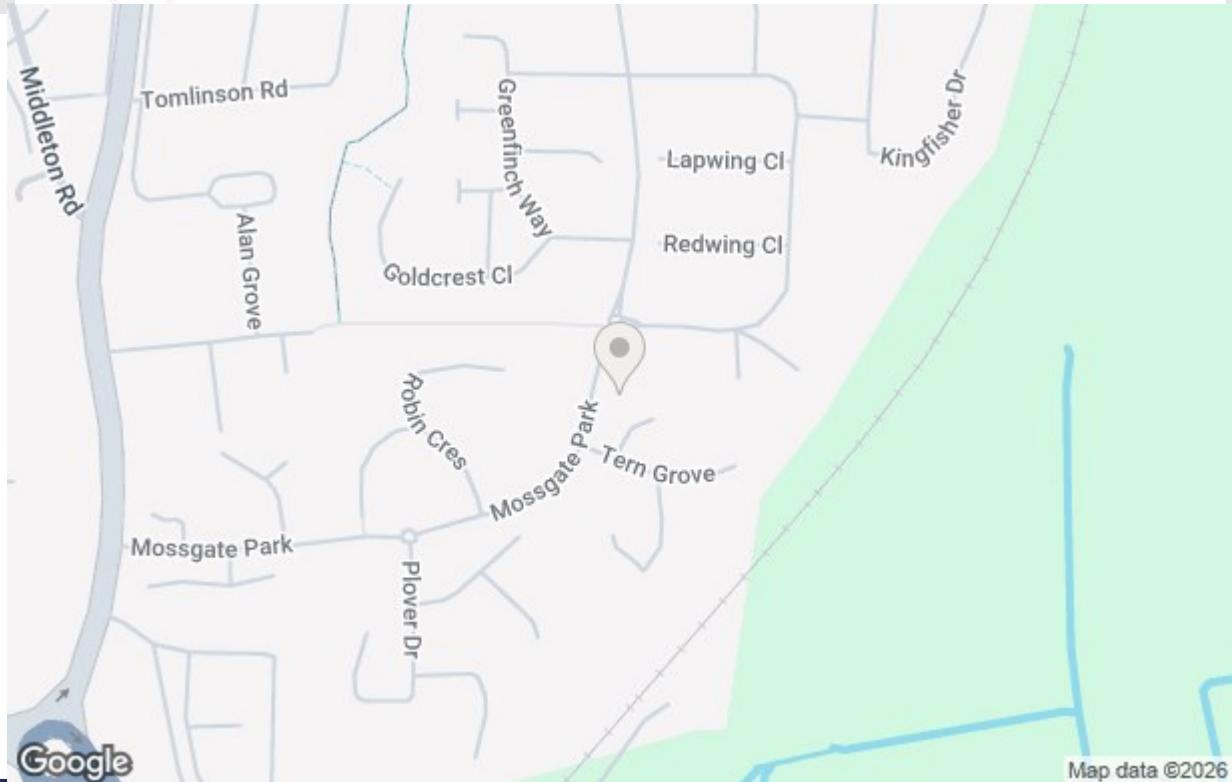
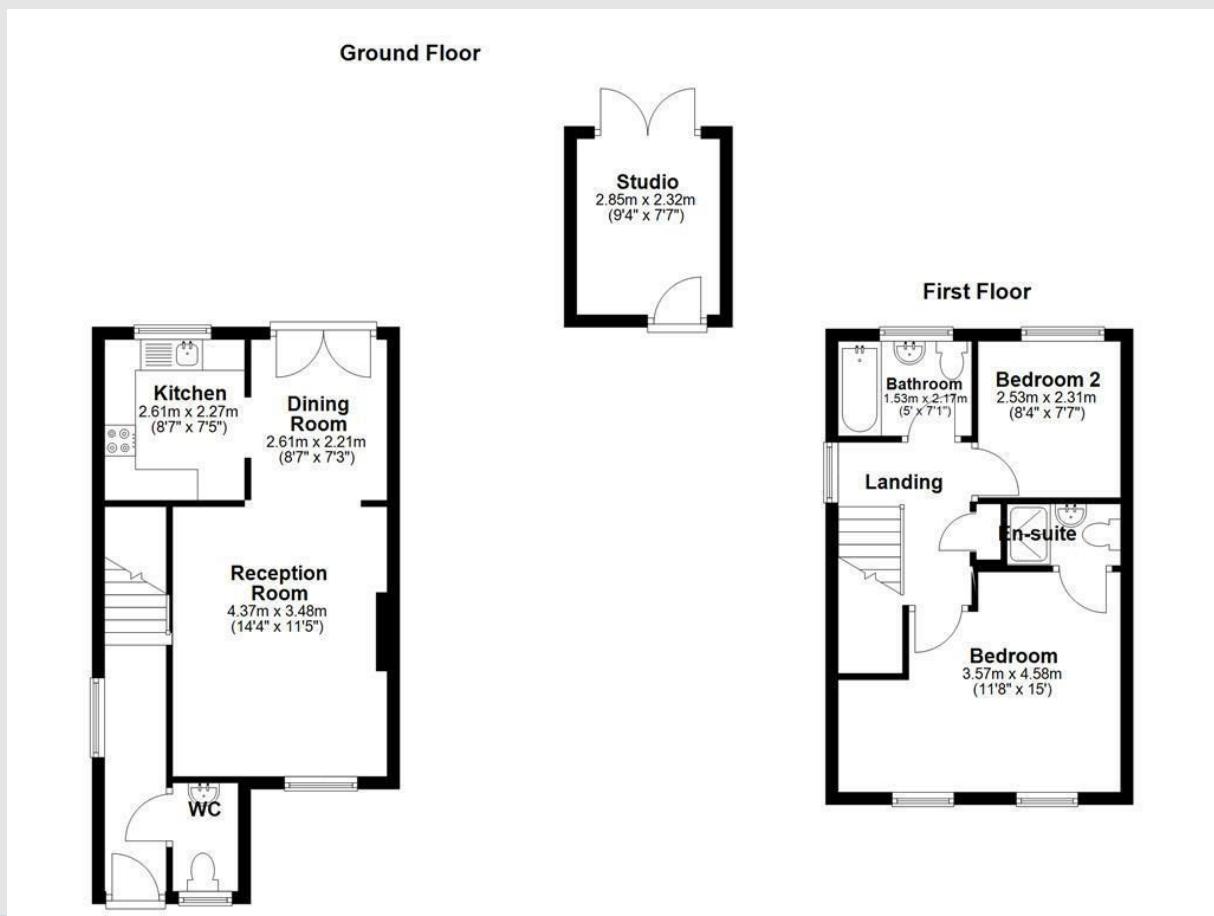
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(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 (92 plus)	A	88	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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