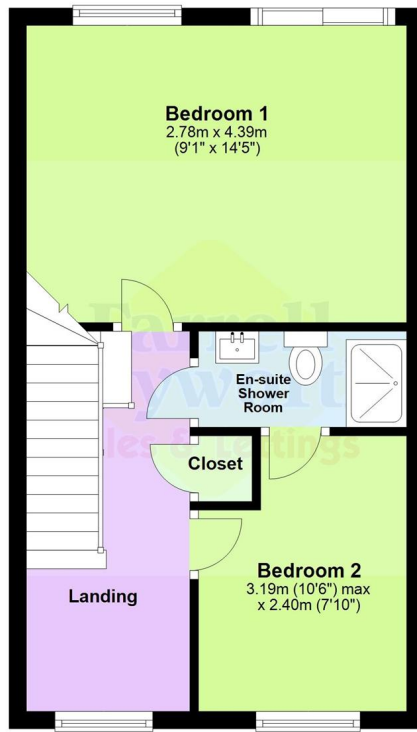
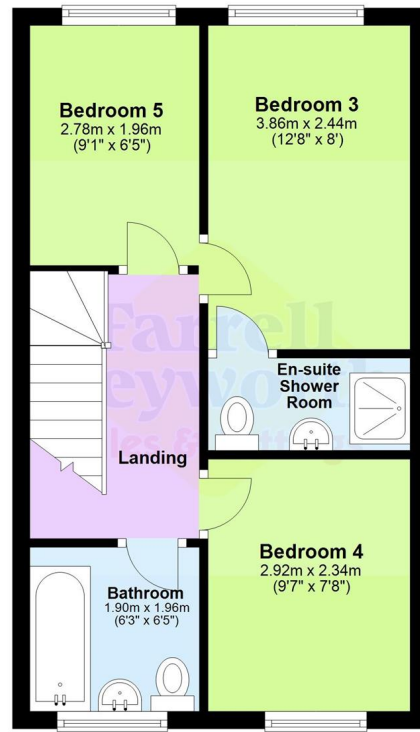


Ground Floor



First Floor

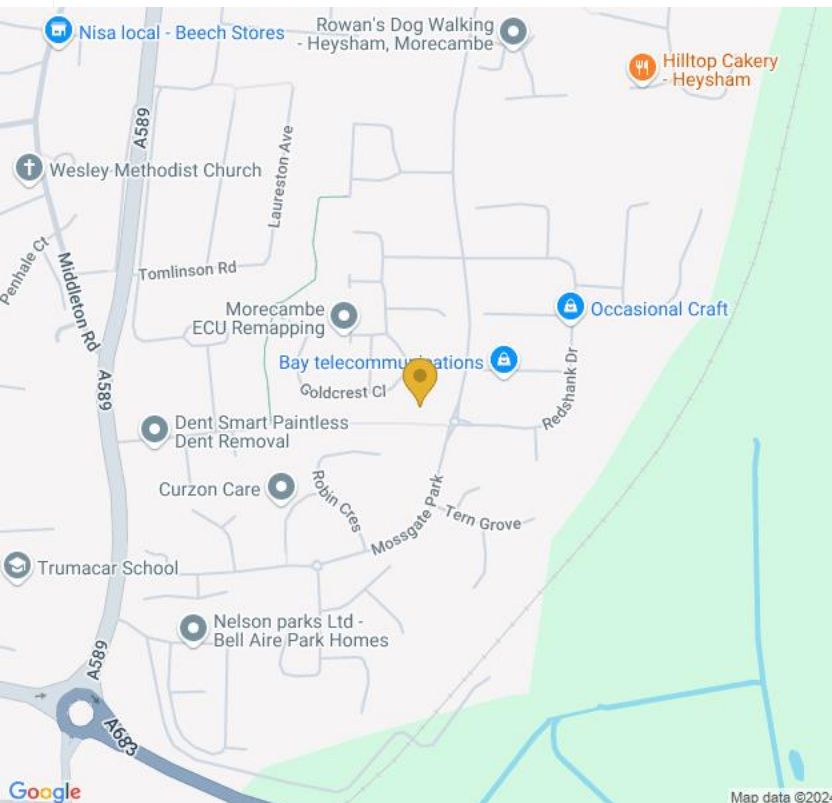


Second Floor

£209,950

Mossgate Walk, Heysham,
Morecambe LA3

**Farrell
Heyworth**
Sales & Lettings



**Farrell
Heyworth**
Sales & Lettings

Morecambe
3-7 Victoria Street
Morecambe LA4 4AE

Tel: 01524 832929

Email: morecambe@farrellheyworth.co.uk

<https://www.farrellheyworth.co.uk/morecambe>



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Versatile Five Bedroom Three Storey Town House**
- **GF Modern Kitchen and Lounge. First Floor Lounge/Bedroom**
- **Master Bedroom with En-Suite. Family Bathroom and Shower Room**
- **Rear Garden & Two Allocated Parking Spaces. NO CHAIN**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French

EPC C

www.farrellheyworth.co.uk



An opportunity to purchase this spacious three storey three/four bedroom home located on Mossgate Park in Heysham.

The versatile accommodation briefly comprises ground floor; Entrance hall, recently upgraded modern kitchen and lounge with dining area and double doors to the rear garden, and a laundry room.

To the first floor is a generous bedroom or second living space, second bedroom and a shower room. To the second floor is a master bedroom with en-suite, two additional bedrooms and a family bathroom.

Outside, there is a garden frontage, a landscaped garden and two allocated parking spaces.

The location enjoys good access to a range of nearby amenities with shops and services on Heysham Road. There is also access to a range of schools, nearby heath centre and regular bus services providing direct access to Lancaster city and nearby Morecambe town centre.

The Heysham area is enjoying improved popularity following the opening of the Bay Gateway Link Road and provides enhanced access to the M6 motorway for Kendal, Preston, central Lancashire and the Lake District.

Tenure: Leasehold
Leasehold information: Terms: 250 years from 1st January 2007
Current Ground Rent: £150 Per Annum
Current Maintenance/Service Charges: £200 per annum
Council Tax: Band C

