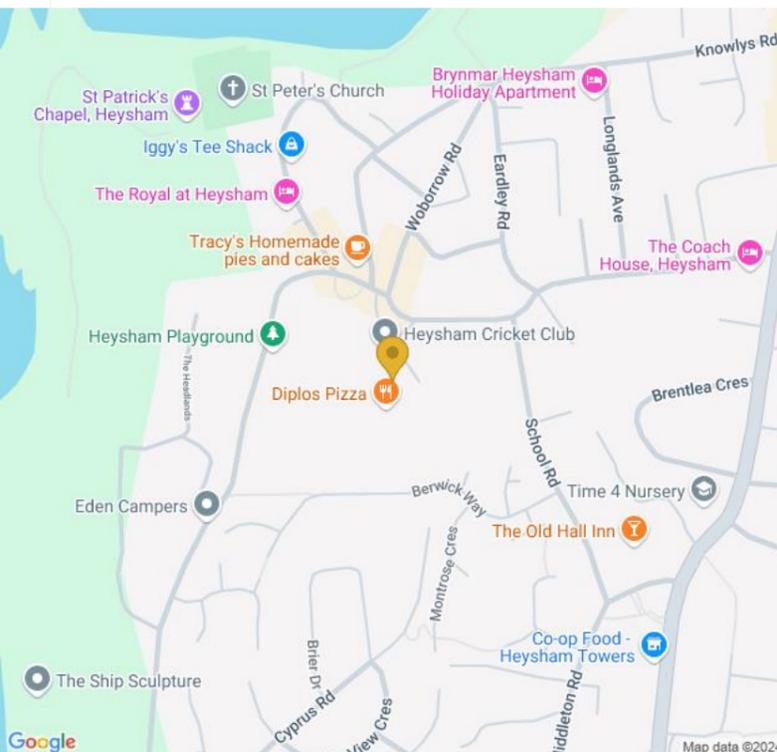


**£250,000**

Carr Lane, Heysham,  
Morecambe LA3



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Spacious Four Bedroom Mid Terrace Over Four Floors**
- **Open Plan Ground Floor, Basement, Four Bedrooms over Two Floors**
- **Central Heysham Location Ideal For Village Amenities And Walks**
- **Great Family Home In Sought After Area**



**Morecambe**  
3-7 Victoria Street  
Morecambe LA4 4AE

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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

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.



We are pleased to present to the market this attractive family home located in the heart of Heysham village.

Internally, the accommodation comprises entrance, spacious lounge and dining room which is open plan to kitchen. To the first floor there are two bedrooms and modern shower room. To the second floor there are two bedrooms. There is also a lower level habitable basement providing good additional accommodation.

Outside the property is an enclosed rear yard area with attractive outlook over car park and rear Heysham Green. The house also has use of a rear patch of land which the current owners have paved for their use (please note this land is not included under the current owners title)

The house benefits from fitted kitchen, bathroom suites, gas central heating and double glazing.

Located in the heart of the historic heart of Heysham village there is great access to nearby schools, health centre and shops. The village has a range of cafes and small restaurants, heritage centre and stunning coastal walks. The Heysham area takes full advantage of the Bay Gateway link road and provides direct access via the M6 to the Lake District, Kendal, Yorkshire Dales, Preston and central Lancashire.

The Morecambe area is currently under review for the potential construction of the Eden Project North which we believe will significantly enhance the popularity of the area and boost the local economy. The location of this property will benefit significantly from the installation of this project.

#### Important Notice

Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'Connected Person' as defined by that act.

Tenure: Freehold  
Council Tax: Band B





