



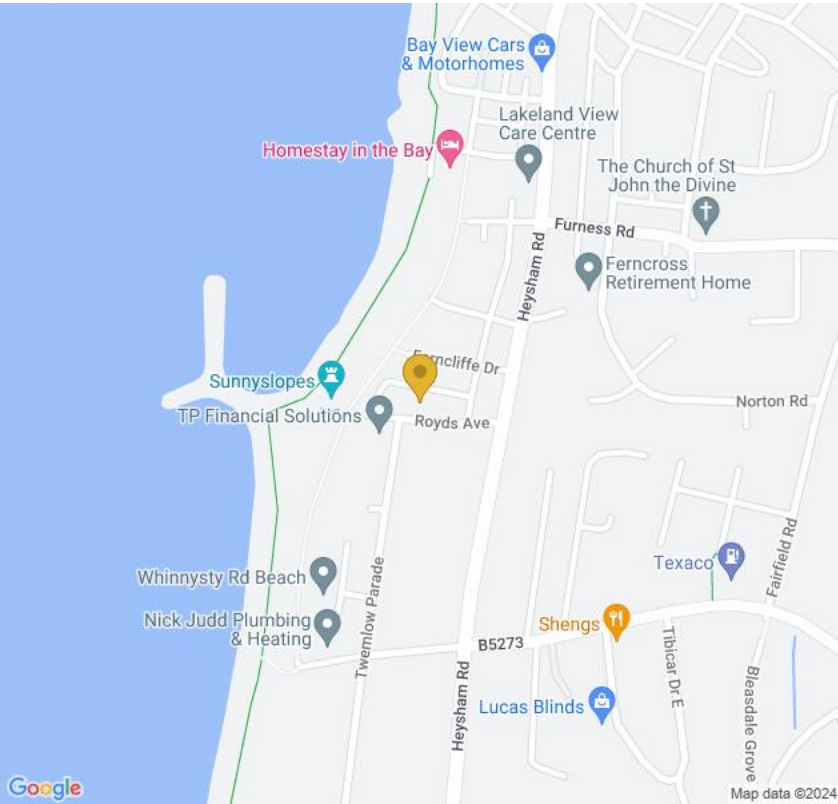
**£385,000**

Royds Avenue, Heysham,  
Morecambe LA3

**Farrell  
Heyworth**  
Sales & Lettings



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Character Five Bedroom Victorian Terrace Property In Heysham**
- **Three Reception Rooms, Kitchen And Versatile Basement Areas**
- **Coastal Location Close To Heysham Cliffs And Sea Front**
- **Sought After Heysham Address - Internal Viewing Essential**



**Farrell  
Heyworth**  
Sales & Lettings

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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.

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**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





Farrell Heyworth are delighted to offer for sale this generous sized traditional family house located close to the Heysham Cliffs and coastline just off Twemlow Parade and Heysham Road. The property is stunningly presented, maintaining many of the original features.

The property offers versatile accommodation over four floors and comprises entrance vestibule and hallway, spacious reception room, dining room and generous kitchen diner.

To the first floor, there are two bedrooms, sitting room, family bathroom and separate wc. On the second floor are three further bedrooms and a second bathroom.

The property is currently used as a five bedroom house with three reception rooms, however could easily be used as a six bedroom home subject to the purchasers requirements.

The property also benefits from a generously sized basement which would be ideal for additional accommodation.

Externally there is garden area to the front and a spacious garden to the rear.

There are road links and regular bus services providing access to the town centre, nearby Lancaster city and Heysham village.

The location takes full advantage of the Bay Gateway link road which provides direct access via the M6 into 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.

Viewing is highly recommended to appreciate the spacious and character on offer.

Tenure: Freehold  
Council Tax: Band C

