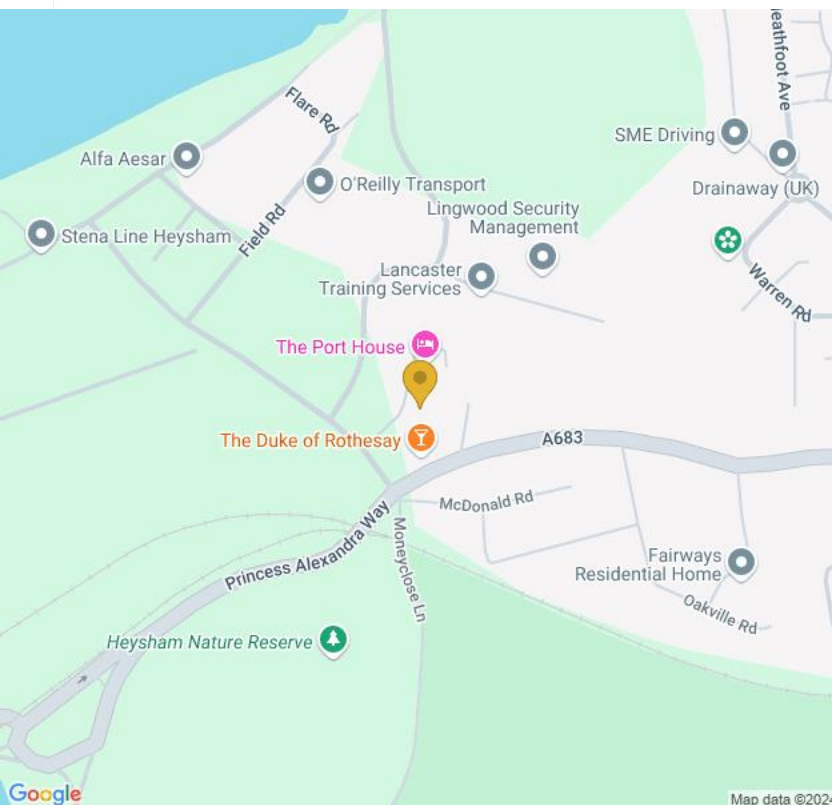


£525,000

Moneyclose Lane,
Heysham, Morecambe LA3



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



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Spacious Semi Detached Family Property - Located On Secure Plot**
- **Currently Split Into A Four/Five Bed Home & One/Two Bed Apartment**
- **Versatile Home Ideal For Multi Generation Family**
- **Close To Heysham Port And Coast - Enclosed Gardens And Parking**

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.

EPC D

www.farrellheyworth.co.uk



An opportunity to purchase this spacious and versatile family home located on Moneyclose Lane, Heysham. This period stone fronted home was one of a few houses originally constructed by Heysham Port for senior employees.

The property offers versatile accommodation over three floors and has been used by the current owners as a large family home with the ground floor providing a self contained one/two bedroom flat/annex. The property would make a fantastic family home, ideal for multi generation accommodation. The flat could also supply a commercial benefit providing a spacious self contained rental or holiday flat in the ground floor flat.

The accommodation comprises a ground floor flat with lounge, sitting room/bedroom, kitchen, bedroom and bathroom suite. To the first floor there is a bedroom, family bathroom, lounge, kitchen with utility room and further sitting room/bedroom. To the second floor the property offers versatile use of accommodation with a bedroom off the landing which leads to a further bedroom and playroom which leads to a further bedroom.

Outside the property has surrounding gardens with attractive paved parking and front gardens. To the rear there is a enclosed rear garden space and two integral garden outstores. The full plot is enclosed with a secure automated high level entry gate.

The location takes full advantage of the recently opened Bay Gateway link road which provides enhanced access via the M6 to the Lake District, Kendal, Yorkshire Dales, Preston and central Lancashire. Located adjacent to Heysham Port the property enjoys access to direct sea links to the Isle of Man and Belfast.

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.

This superb semi detached home provides ample living space, privacy and is positioned on great plot, with excellent access to motorways and is within walking distance of local amenities viewings are highly recommended.

Tenure: Freehold
Freehold information: House is split into two flats, one is leasehold but the whole property is being sold including the freehold
Council Tax: Band A

