



# TWEMLOW PARADE, HEYSHAM, MORECAMBE

**INACTIVE**

**OIRO £499,950** Freehold

Impressive 3 dbl. bedroom detached bungalow,  
 Prestigious road close to seafront promenade,  
 Fully uPVC d/glazed, gas c/heated,  
 Spacious lounge, kitchen/diner/family room, conservatory,  
 En-suite to main bedroom, fully tiled shower room/wc,  
 Off-road parking, garage, utility, gardens to all sides.

Impressive three bedroom detached bungalow situated on this prestigious road close to the seafront promenade and within a mile radius of the parade of shops at Strawberry Gardens, Heysham Golf Club, historic Heysham Village and the M6 link road. This well-proportioned property was built in 2003 and is fully uPVC double glazed, gas central heated from a 'combi' boiler and further benefits from having sea views and huge potential to develop the extensive roof space into further bedroom/en-suite accommodation. Briefly comprises: elevated front entrance porch, hallway with staircase and stairlift to the lower ground floor, large triple aspect lounge with feature fireplace and sea views, spacious kitchen/diner/family room with integrated double oven, hob, dishwasher, freezer and patio doors leading into the conservatory, main bedroom with en-suite shower room, two further double bedrooms and fully tiled shower room/wc. Outside the property, there are lawned gardens to three sides with seating areas, sea views to Morecambe Bay and the Lakeland Hills beyond, block paved driveway providing off-road parking for a number of vehicles and single under drawn garage with electric door. The property benefits further from having a versatile lower ground floor room currently used as a utility/laundry room with separate wc which can be accessed from the driveway. With there being a stairlift to the ground floor level, this makes the property accessible to buyers with restricted mobility. In summary, this is a spacious modern bungalow in a highly sought after and convenient location and will appeal to a wide range of buyers including the typical retired/semi-retired purchaser or family buyer. Internal viewings are highly recommended and will certainly not fail to impress.

#### FRONT ENTRANCE PORCH

Composite double glazed front door with leaded patterned glass. uPVC double glazed windows. Ceiling light. Electric power points. Inner uPVC double glazed door leading into:

#### HALLWAY

Central heating radiator. Ceiling lights. Electric power points. Built-in airing cupboard with central heating radiator and shelving. Further storage cupboard with central heating radiator, shelving, light and electric consumer unit. Staircase to the lower ground floor. Access to large insulated loft area with pull down ladder, part boarded with ceiling light point (could be developed into further living accommodation subject to the usual consents). Glazed double doors into:

#### LOUNGE 4.93m x 5.55m (16'2" x 18'3")

Triple aspect, uPVC double glazed windows to the front and side elevations with views across Morecambe Bay. Two central heating radiators. Feature fireplace with gas stove effect fire. Coving. Ceiling light. Electric power points.

#### OPEN PLAN KITCHEN/DINER/FAMILY ROOM 6.67m x 4.76m (21'11" x 15'7")

uPVC double glazed windows to the front and side elevations with sea views. Tiled floor. Two central heating radiators. Range of fitted kitchen furniture comprising base units, wall units and drawers with complementary working surfaces incorporating a breakfast bar. Inset single bowl sink with mixer tap. Built in 'Hotpoint' double electric oven and grill, four burner 'NEFF' gas hob, stainless steel cooker hood with extractor fan and light. Integrated 'Bosch' dishwasher. Integrated freezer. Space for under counter fridge. Part tiled to three walls. Ceiling lights. Electric power points. uPVC double glazed sliding patio doors into:

#### CONSERVATORY 5.18m x 3.16m (16'12" x 10'4")

uPVC double glazed windows, uPVC double glazed door and uPVC double glazed French doors leading out to the garden. Blue glazed roof with fitted blinds. Tiled floor. Two central heating radiators. Air conditioning unit. Ceiling light. Electric power points.

#### BEDROOM ONE 3.47m x 4.00m (11'5" x 13'1")

uPVC double glazed window. Central heating radiator. Fitted wardrobes with sliding doors providing hanging space, shelving and storage. Ceiling light. Electric power points. Access into:

#### EN-SUITE SHOWER ROOM/WC 1.73m x 2.03m (5'8" x 6'8")

uPVC double glazed window. Tiled floor. Heated vertical chromium towel rail. Three piece suite in white comprising shower cubicle with wall mounted mains shower and fitted seat, wash hand basin and wc both set into a vanity unit. Fully tiled floor to ceiling. Mirror fronted bathroom cabinet. Ceiling light. Extractor fan.

#### BEDROOM TWO 2.92m (max) x 4.98m (9'7" x 16'4")

uPVC double glazed window. Central heating radiator. Fitted wardrobes with mirror fronted sliding doors providing hanging space, shelving and storage. Ceiling light. Electric power points.

#### BEDROOM THREE 2.53m x 3.59m (8'4" x 11'9")

(Currently used as an office)

uPVC double glazed window. Central heating radiator. Ceiling light. Electric power points.

#### SHOWER ROOM/WC 2.64m x 2.17m

(8'8" x 7'1")

uPVC double glazed window. Tiled floor. Heated vertical chromium towel rail. Three piece suite in white comprising large walk in shower cubicle with 'Mira' mains shower, wash hand basin and wc both set into a vanity unit. Wall mounted mirror. Fully tiled floor to ceiling. Ceiling light. Extractor fan.

#### STAIRCASE with STAIRLIFT FROM HALLWAY LEADING TO LOWER GROUND FLOOR

Central heating radiator. Understairs storage cupboard. Ceiling light. Access into:

#### UTILITY/LAUNDRY ROOM/WC 4.39m (max) x 5.55m (max)

(14'5" x 18'3") – originally was part of double garage

Accessed from driveway via uPVC door with side windows. Tiled floor. Central heating radiator. Fitted furniture comprising base units, wall units and drawers. Single bowl sink with mixer tap. Plumbing and space for a washing machine. Integrated fridge. Ceiling light. Electric power points. Access integrally to garage.

#### LOWER GROUND FLOOR WC

Low flush WC. Ceiling light. Wall mounted 'Potterton' gas combination condensing boiler.

#### OUTSIDE THE PROPERTY

#### FRONT/SIDE GARDEN

Laid to lawn with flower and shrub borders. Wild flower garden.

#### DRIVEWAY

Double wrought iron gates leading onto the block paved driveway providing off road parking for a number of vehicles and leads to the garage. Outside lights and security light. Outside cold water tap. Steps leading to the front entrance. Gated access and steps leading to the garden.

INTEGRAL GARAGE 2.72m x 5.55m

(8'11" x 18'3")

Accessed via electric door. Power and light.

#### REAR GARDEN

Laid to lawn with paved patio areas. Shrub borders. Greenhouse. Plastic storage shed. Outside lights. External power points. Outside tap. Surrounded by timber fencing and stone walls. Sea views over Morecambe Bay to the Lakeland Hills beyond.

TENURE: Freehold

SERVICES: Mains water, mains drainage, mains electric, mains gas. Local Authority Lancaster City Council. Council Tax Band F. Amount payable for the financial year 2022/2023 being £2989.94. Please note that this is a verbal enquiry only. We strongly recommend that potential purchasers verify the information direct.

NOTES: External gas and electric meters.

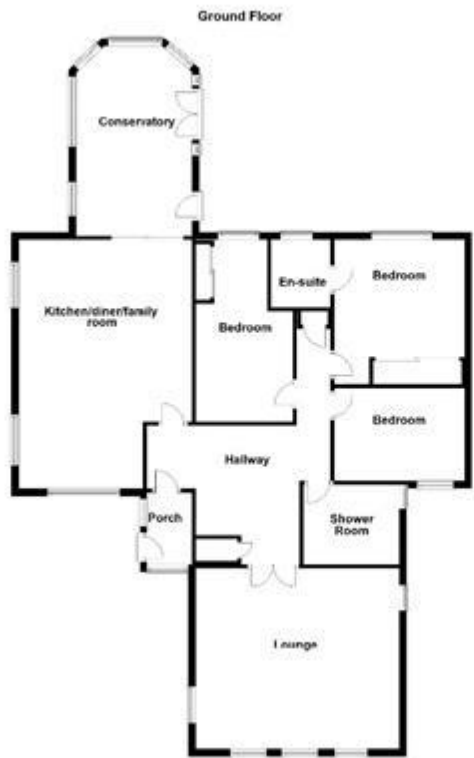
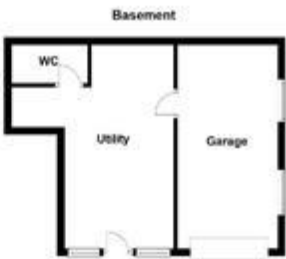
Council Tax Band: F (Lancaster City Council)

Tenure: Freehold





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.