



CHAFFINCH CLOSE, HEYSHAM, MORECAMBE

£244,950 Leasehold

Superb 4 bedroom three storey mid town house,
 Cul-de-sac location, convenient for M6 link road,
 uPVC double glazed, gas central heated,
 Lounge diner with French doors, breakfast kitchen,
 2 en-suite shower rooms, family bathroom, g/floor wc,
 Pleasant rear garden, allocated parking space.

Superb four bedroom mid town house in a cul-de-sac location, conveniently situated for historic Heysham Village, local primary schools, Heysham Golf Club, sea shore walks and the M6 link road. This versatile three storey property has uPVC double glazed windows throughout, gas central heating and briefly comprises: front entrance, hallway, ground floor wc, modern fitted breakfast kitchen with integrated oven, hob and dishwasher, lounge diner with french doors onto the garden, staircase and first floor landing, separate living room/double bedroom, bedroom with en-suite shower room (also accessed from the landing), staircase to second floor landing, main bedroom with en-suite shower room, further bedroom and family bathroom. Outside the property there is an open plan front garden and one allocated parking space. Finally, there is an enclosed, low maintenance rear garden. In summary, this is a ready to move into family home in a popular and convenient location and viewings are highly recommended to appreciate the space and versatility on offer.

FRONT ENTRANCE

Outside light. Double glazed door into:

HALLWAY

Central heating radiators. Telephone point. Ceiling lights. Electric power points. Access into:

GROUND FLOOR WC

uPVC double glazed window. Central heating radiator. Corner pedestal wash hand basin and wc. Electric consumer unit. Ceiling light.

LOUNGE DINER 4.47m x 3.43m (14'8" x 11'3")

uPVC double glazed window and French doors leading out to the garden. Central heating radiator. Ceiling lights. Electric power points. Understairs storage cupboard.

BREAKFAST KITCHEN 4.44m x 2.17m (14'7" x 7'1")

uPVC double glazed window. Central heating radiator. Range of fitted furniture comprising base units, wall units and drawers with working surfaces in part to two walls with matching breakfast bar. Inset one and half bowl stainless steel sink. Built-in 'Beko' double electric oven/grill, four ring 'Zanussi' gas hob and stainless steel cooker hood with extractor fan and light. Integrated 'Beko' dishwasher. Plumbing/space for washing machine and fridge freezer. 'Potterton' gas boiler (housed in wall unit). Ceiling lights. Electric power points.

STAIRCASE TO FIRST FLOOR

LANDING

uPVC double glazed window. Built-in storage cupboard housing the hot water cylinder tank. Central heating radiator. Ceiling lights. Electric power points.

LIVING ROOM/BEDROOM TWO 4.47m (max) x 3.50m (max) (14'8" x 11'6")

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

BEDROOM THREE 3.20m (max) x 2.45m (max) (10'6" x 8'0")

uPVC double glazed window. Central heating radiator. Telephone point. Ceiling light. Electric power points. Access into:

'JACK 'N' JILL' SHOWER ROOM 2.50m x 1.15m (8'2" x 3'9")

(Accessed from the landing and bedroom three)

Three piece suite in white comprising fully tiled shower cubicle with mains shower, pedestal wash hand basin and wc. Central heating radiator. Mirror fronted bathroom cabinet. Ceiling light. Extractor fan.

STAIRCASE TO SECOND FLOOR

LANDING

Ceiling light. Electric power points. Loft hatch access.

BEDROOM ONE 3.88m (to the wardrobes) x 3.85m (max) (12'9" x 12'8")

Two uPVC double glazed windows. Two central heating radiators. Fitted wardrobes with part mirror fronted sliding doors. Ceiling lights. Electric power points. Access into:

EN-SUITE SHOWER ROOM 2.36m x 1.07m (7'9" x 3'6")

Three piece suite in white comprising fully tiled shower cubicle with mains shower, pedestal wash hand basin and wc. Mirror fronted bathroom cabinet. Ceiling lights. Extractor fan.

BEDROOM FOUR 2.94m x 2.36m (9'8" x 7'9")

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

FAMILY BATHROOM/WC 2.00m x 1.91m (6'7" x 6'3")

uPVC double glazed window. Central heating radiator. Three piece suite in white comprising bath with hand held shower fitment, pedestal wash hand basin and wc. Ceiling lights. Extractor fan.

OUTSIDE THE PROPERTY

FRONT GARDEN

Open plan. Laid to stone and slate chippings. Gas and electric meters.

ALLOCATED PARKING

One allocated space (M81) in the rear car park. Visitor spaces available on a first come first serve basis.

REAR GARDEN

Low maintenance. Laid to artificial turf, paving, block paving and timber decking. External power points. Surrounded by timber fencing with courtesy gate.

TENURE Leasehold – 250 years from 1st January 2007.

Ground Rent - £150 per annum for the 1st 25 years of the lease and increasing by £150 every 25 years thereafter.

Service Charge - £75 approximately every 6 months at present. (Estate charge of 0.2558% of the overall estate charges).

SERVICES Mains water, mains drainage, mains electricity, mains gas. Local Authority Lancaster City Council. Council Tax Band C. Amount payable for the financial year 2025/26 being £2104.19. Please note that this is a verbal enquiry only. We strongly recommend that prospective purchasers verify the information direct.

Council Tax Band: C (Lancaster City Council)

Tenure: Leasehold (232 years)

Ground Rent: £150 per year (reviewed every 25 years)

Service Charge: £150 per year

Parking options: Residents

Garden details: Rear Garden

Electricity supply: Mains

Heating: Gas Mains

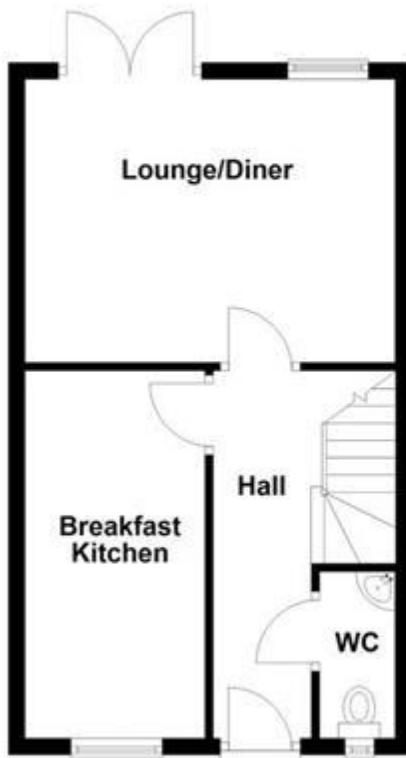
Water supply: Mains

Sewerage: Mains

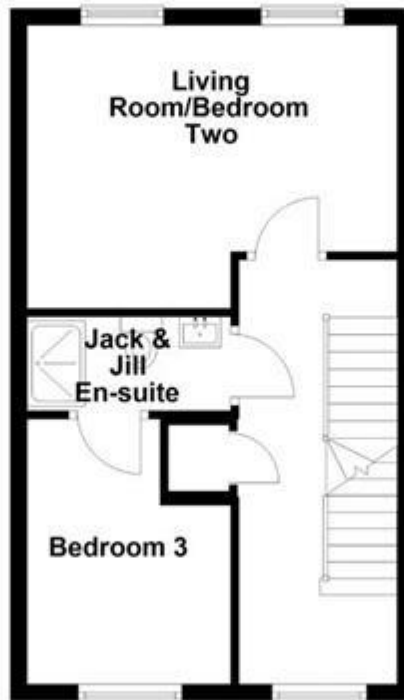


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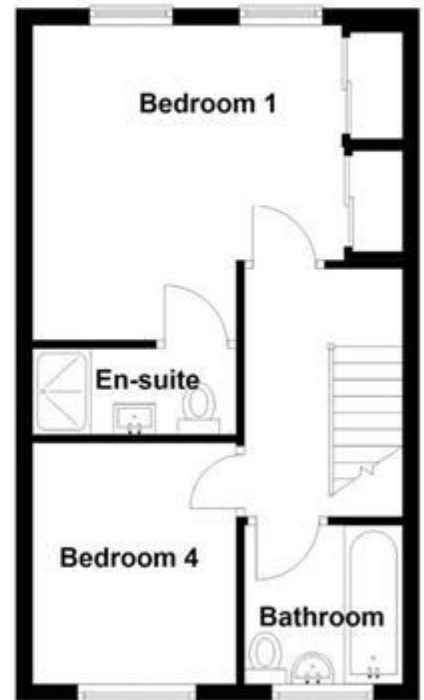
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.