

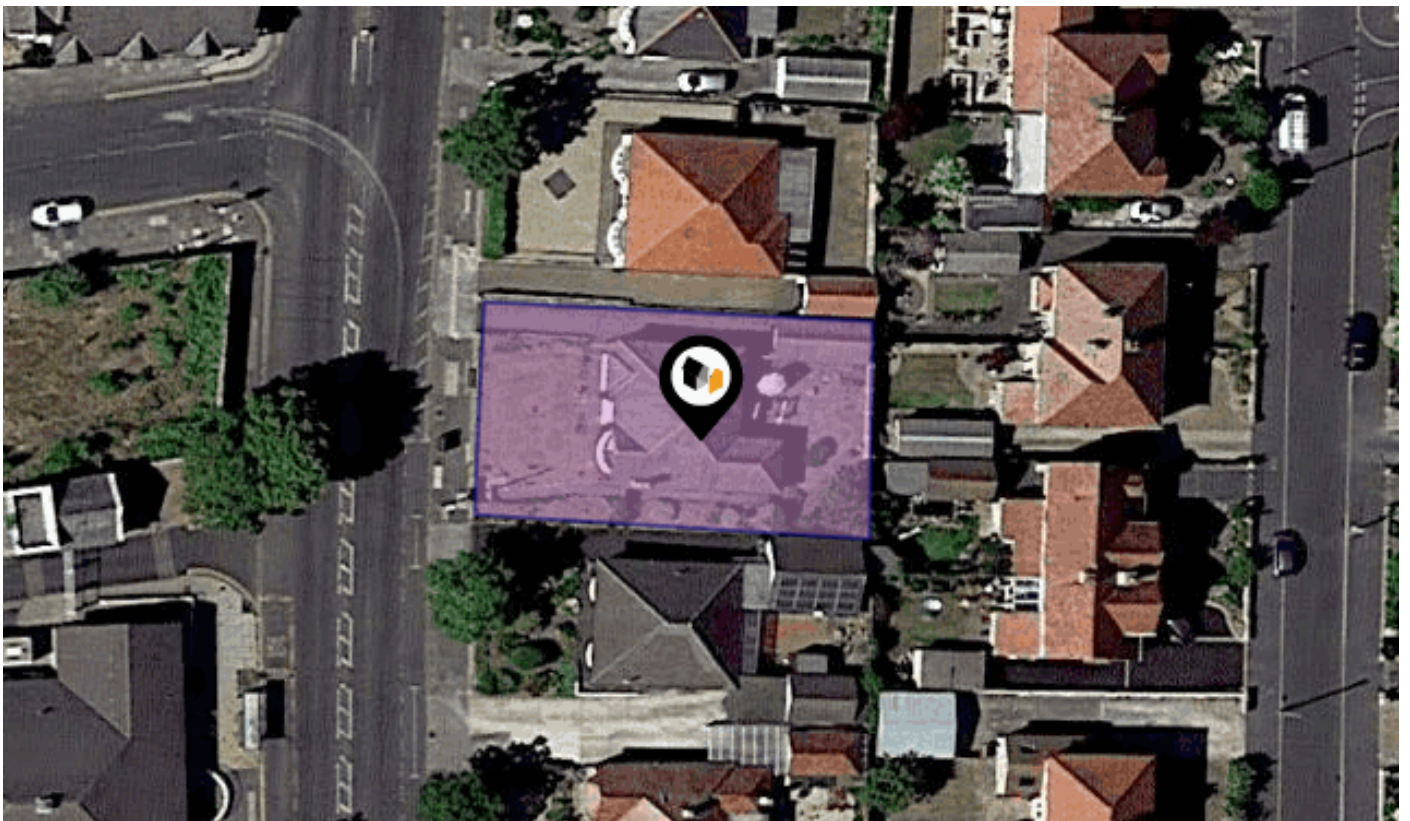


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 20<sup>th</sup> February 2023



**HEYSHAM ROAD, HEYSHAM, MORECAMBE, LA3**

## CoastNCountry

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Welcome to Heysham road. A beautifully kept and presented true bungalow.

Heysham main road offers all your local amenities to hand including a post office, convenience stores, barbers, public houses and even a launderette. Let's not forget about our beautiful Bay and the stunning sunrise and sunsets it offers all within a very short walk.

An arched doorway featuring original stained glass windows, leading off the porch to the spacious panelled hallway leads you to the lounge, bedrooms, bathroom and dining room.

Let me tell you a little bit more about this home...

The lounge to the front of the home features a lovely deep bowed window over looking the front turfed garden, and one of the two original stain glass porthole windows to the side of the room.

The first double bedroom situated at the front of the home has a built in wardrobe. Again, you benefit from the bay window here and another beautiful stained glass window.

The second bedroom is a single room and also has built in wardrobes.

Bedroom three is situated at the back of the home and is a generous double and like the previous two rooms, has built in storage. The owner had the tops of all the bedroom windows made with a dappled effect to give extra privacy.

The bathroom has been converted to a wet room for ease of access for the current owner. It features a large airing cupboard, perfect for bedding and towel storage. The hot water tank is also housed here.

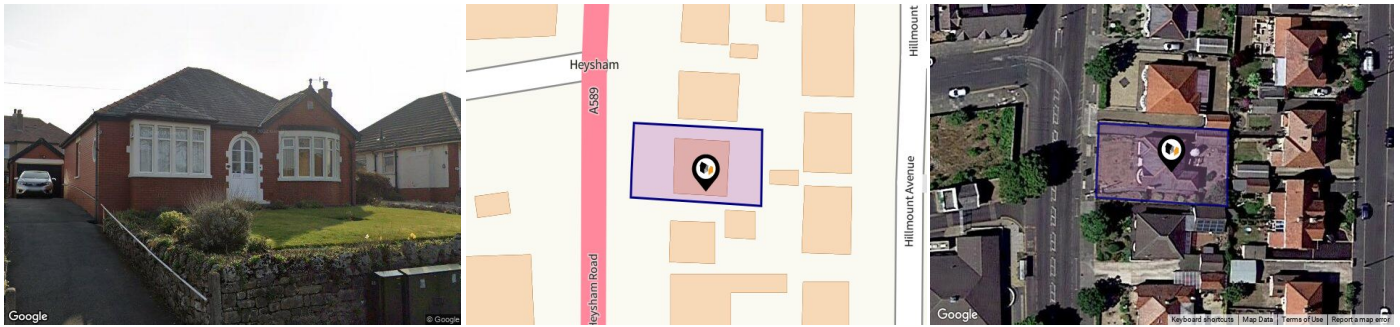
A large dining room flows off the hallway as the final room before you reach the kitchen. This is a wonderful space to entertain with family and friends. There is huge potential to open up the dining room and kitchen to create an open plan aspect depending on your requirements as a family.

Storage is what we all desire and not only do you have all that storage in the bedrooms, there is also a pantry off the kitchen. This is where the boiler is located. It was installed in 2016 and is a Vaillant boiler.

Let's take a look outside where you will notice there is full access all around the exterior of house. As previously mentioned, the front garden is turfed and the border runs to the side of the home. The back garden features paving slabs and requires little maintenance. There is also an outside w/c.

Finally, there is a detached garage with lighting and power, large enough to store a car if you require. The driveway will allocate up to 4 cars.

We highly recommend viewing on this desirable home to really appreciate it's size, original features and full potential.



## Property

<b>Type:</b>	Detached	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Floor Area:</b>	1,259 ft <sup>2</sup> / 117 m <sup>2</sup>		
<b>Plot Area:</b>	0.13 acres		
<b>Year Built :</b>	1930-1949		
<b>Council Tax :</b>	Band D		
<b>Annual Estimate:</b>	£2,093		
<b>Title Number:</b>	LA685667		
<b>UPRN:</b>	100010487739		

## Local Area

<b>Local Authority:</b>	Lancaster City
<b>Flood Risk:</b>	Very Low
<b>Conservation Area:</b>	No

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>19</b> mb/s	<b>184</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:





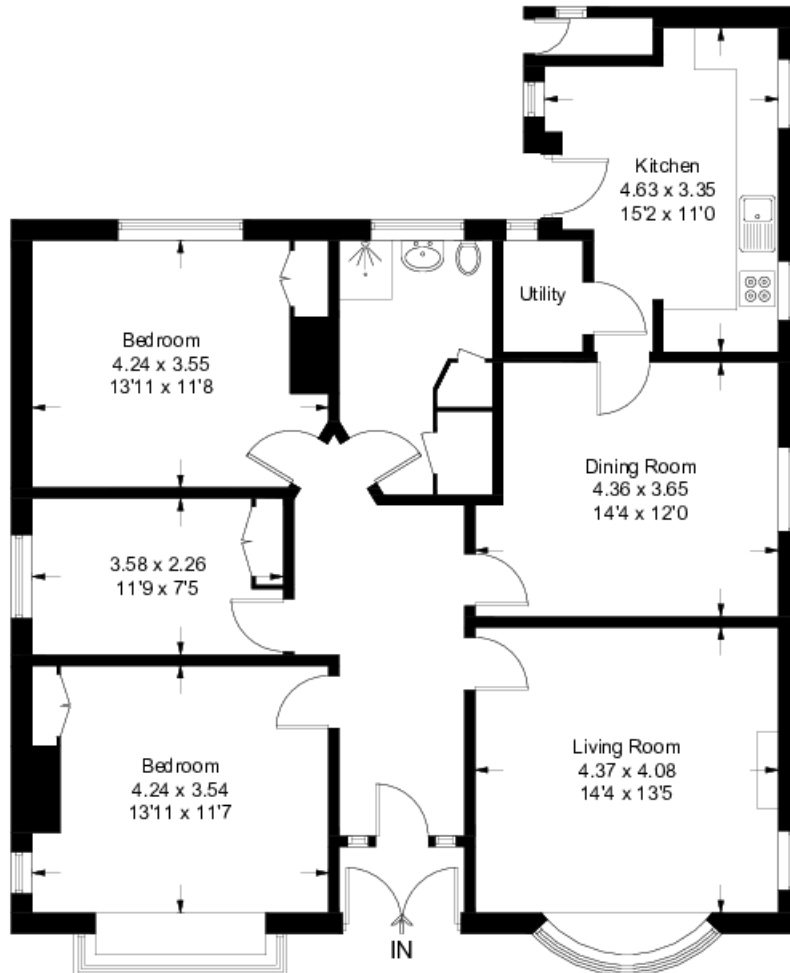




# HEYSHAM ROAD, HEYSHAM, MORECAMBE, LA3

## Heysham Road

Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplans Uk sketch.com © (10927017)

Heysham Road, Heysham, LA3

Energy rating

**E**

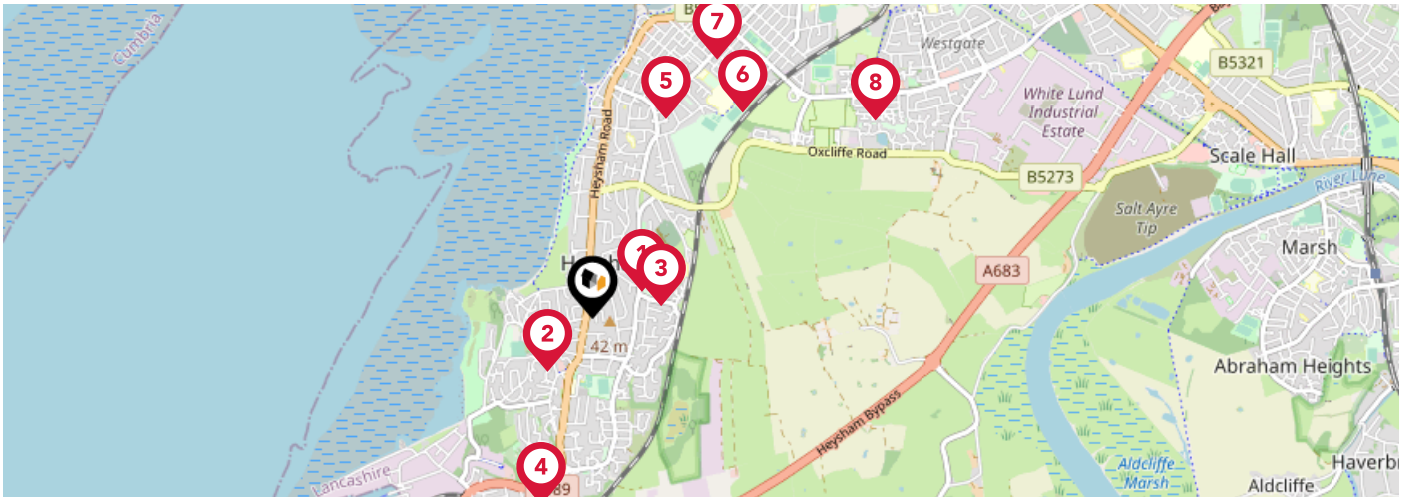
Valid until 06.03.2026

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		81   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	47   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

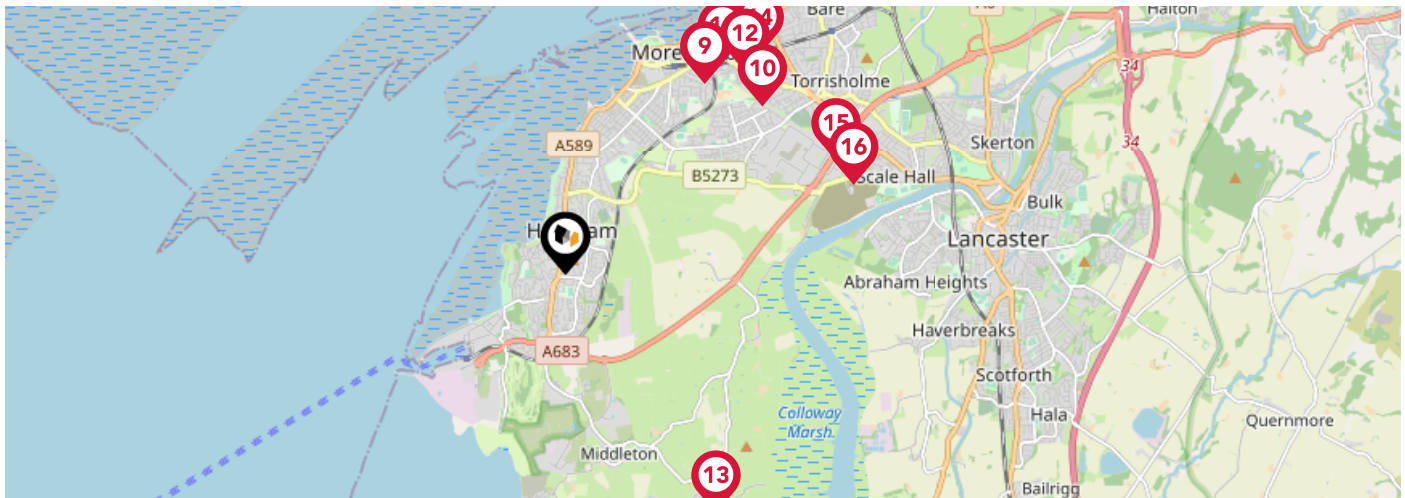


### Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Non marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, no insulation (assumed)
<b>Walls Energy:</b>	Poor
<b>Roof:</b>	Pitched, 200 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Room thermostat only
<b>Hot Water System:</b>	From main system, no cylinder thermostat
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	No low energy lighting
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	117 m <sup>2</sup>



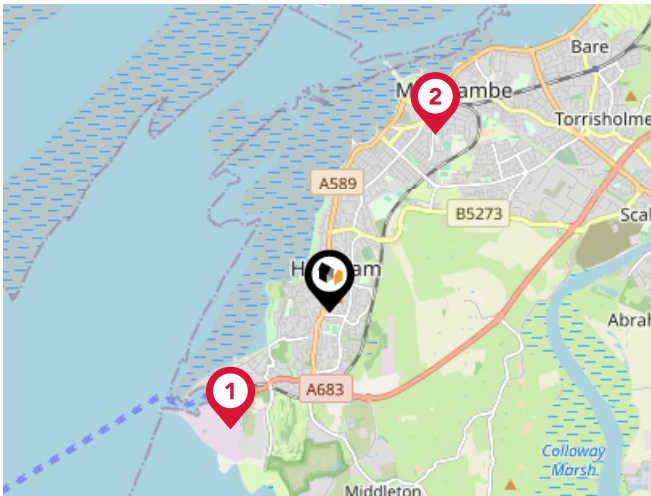
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Mossgate Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Heysham St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Patrick's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Trumacar Nursery and Community Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Morecambe and Heysham Sandylands Community Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Bay Leadership Academy</b> Ofsted Rating: Inadequate   Pupils: 689   Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>West End Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Morecambe and Heysham Westgate Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
<b>Morecambe Bay Community Primary School</b> Ofsted Rating: Good   Pupils: 311   Distance:2.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lancaster Road Primary School</b> Ofsted Rating: Good   Pupils: 536   Distance:2.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Poulton-le-Sands Church of England Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:2.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Mary's Catholic Primary School, Morecambe</b> Ofsted Rating: Good   Pupils: 174   Distance:2.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Overton St Helen's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Morecambe Bay Academy</b> Ofsted Rating: Inadequate   Pupils: 1151   Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Morecambe Road School</b> Ofsted Rating: Good   Pupils: 158   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Morecambe and Heysham Grosvenor Park Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:2.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

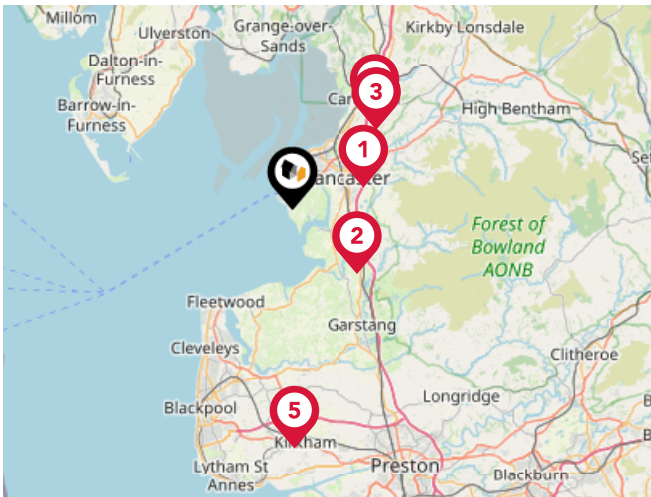
# Area

## Transport (National)



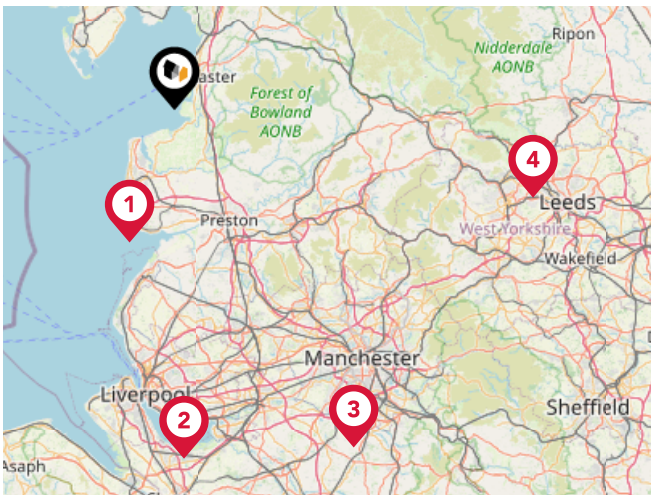
### National Rail Stations

Pin	Name	Distance
1	Heysham Port Rail Station	1.34 miles
2	Morecambe Rail Station	1.8 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J34	5.16 miles
2	M6 J33	6.3 miles
3	M6 J35	7.96 miles
4	A601(M) J35A	8.56 miles
5	M55 J3	16.67 miles

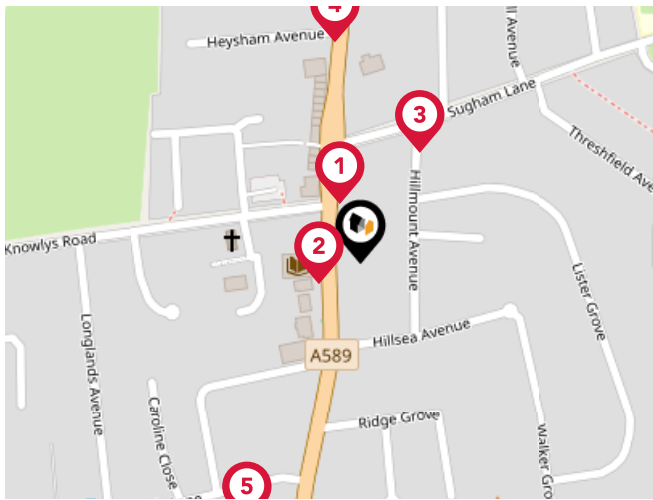


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	19.64 miles
2	Liverpool John Lennon Airport	49.14 miles
3	Manchester Airport	53.85 miles
4	Leeds Bradford International Airport	51.64 miles

# Area

## Transport (Local)



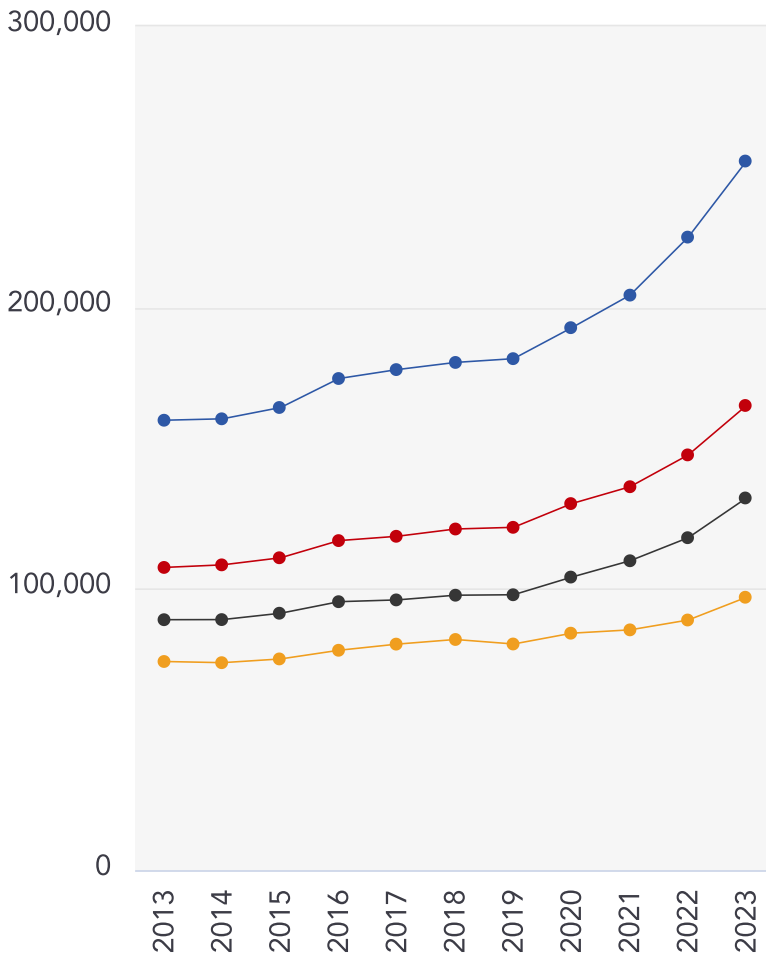
### Bus Stops/Stations

Pin	Name	Distance
1	Strawberry Gardens	0.03 miles
2	Strawberry Gardens	0.03 miles
3	Sugham Lane	0.07 miles
4	Heysham Avenue	0.12 miles
5	Longlands Crescent	0.15 miles

<b>387, Heysham Road, Morecambe, LA3 2JH</b>		Detached House	
Last Sold Date:	29/01/2021	14/09/2018	
Last Sold Price:	£340,000	£150,000	
<b>411, Heysham Road, Morecambe, LA3 2JH</b>		Semi-detached House	
Last Sold Date:	12/10/2018	26/01/2015	02/10/1998
Last Sold Price:	£252,000	£186,000	£63,000
<b>399, Heysham Road, Morecambe, LA3 2JH</b>		Detached House	
Last Sold Date:	04/06/2018	01/10/2015	
Last Sold Price:	£278,000	£238,000	
<b>407, Heysham Road, Morecambe, LA3 2JH</b>		Semi-detached House	
Last Sold Date:	21/12/2017	21/09/2007	
Last Sold Price:	£150,000	£148,000	
<b>385, Heysham Road, Morecambe, LA3 2JH</b>		Detached House	
Last Sold Date:	15/12/2014		
Last Sold Price:	£157,000		
<b>405, Heysham Road, Morecambe, LA3 2JH</b>		Semi-detached House	
Last Sold Date:	06/12/2013	30/10/2009	
Last Sold Price:	£206,000	£165,000	
<b>391, Heysham Road, Morecambe, LA3 2JH</b>		Detached House	
Last Sold Date:	01/06/2011	30/01/2004	
Last Sold Price:	£195,000	£170,000	
<b>395, Heysham Road, Morecambe, LA3 2JH</b>		Detached House	
Last Sold Date:	30/04/2008	28/06/1996	
Last Sold Price:	£191,000	£95,000	
<b>397, Heysham Road, Morecambe, LA3 2JH</b>		Detached House	
Last Sold Date:	21/04/2004		
Last Sold Price:	£178,500		
<b>403, Heysham Road, Morecambe, LA3 2JH</b>		Detached House	
Last Sold Date:	18/07/2003	08/03/2002	
Last Sold Price:	£125,000	£100,000	
<b>409, Heysham Road, Morecambe, LA3 2JH</b>		Semi-detached House	
Last Sold Date:	07/08/2002		
Last Sold Price:	£110,000		
<b>401, Heysham Road, Morecambe, LA3 2JH</b>		Detached House	
Last Sold Date:	20/12/1996		
Last Sold Price:	£95,000		

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

10 Year History of Average House Prices by Property Type in LA3



Detached

**+57.6%**

Semi-Detached

**+53.49%**

Terraced

**+48.6%**

Flat

**+30.78%**



### CoastNCountry

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Here at CoastNCountry, we are Lancaster's newest independent Hybrid Estate Agency, with a focus on customer service and the convenience of modern technology.

We are your local property experts in the Lancaster and Bay area. With our local knowledge and research, we can give you all the help and advice you need to make your sale run smoothly.

We offer all the traditional customer service you could want with every aspect of modern technology, to make selling your house as smooth as possible

As over 90% of property buyers now begin their search online, our business model allows us to work free of a shop front. This allows us to plough those cost savings back to you, the customer, meaning you get all of this fantastic service for a lower fee than you'd expect to pay a high street agent.



# CoastNCountry

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We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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