



25 Eastlands, Heysham  
£170,000



## 25 Eastlands

### Heysham

A well proportioned semi-detached property situated in a quiet residential area within Heysham. The property is close to many amenities in the surround area as well as public transport. Easy access to the Lake District National Park and places to the south via the M6 Motorway. Nestled in the heart of a delightful residential area, this semi-detached property presents a charming abode for those seeking comfort and convenience. Boasting a light and airy sitting room adorned with double glazing, this two bedroom home is the epitome of modern living. The ground floor showcases a well-equipped kitchen with dining space, leading to conservatory looking out to the rear garden. Ascending to the first floor, one will find two bedrooms, with the master offering a spacious retreat. Completing the ensemble is a family bathroom, ensuring convenience for the household which comprises a W.C., wash hand basin and a bath with a shower over. With gardens to the front and rear, this residence offers plenty of outdoor space to enjoy, along with driveway parking for two vehicles, making it a perfect choice for those seeking a peaceful retreat without compromising on accessibility. Stepping outside, this property reveals a well-kept enclosed rear garden, providing a serene oasis for relaxation and entertainment. A paved patio seating area envelops a meticulously manicured lawn, offering a perfect setting for gatherings with family and friends. With ample space for garden furniture, potted plants, and storage, this outdoor haven provides a tranquil escape for all occasions. At the front, a sloping lawn sets, with a driveway to the right offering parking for two vehicles. Steps on the left guide you to the entrance, welcoming you into the property. Whether enjoying the peaceful surroundings or entertaining guests in the beautiful garden, this property offers a harmonious blend of indoor-outdoor living, ensuring a lifestyle of relaxation and contentment for its fortunate residents.

- Delightful semi-detached property
- Double glazing throughout
- Light and airy sitting room
- Located in a quiet residential area
- Kitchen with dining space
- Sun room looking out to the garden
- Two bedrooms with the main being a double
- Gardens to the front and rear
- Family bathroom
- Driveway parking for two vehicles

**EPC RATING C**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

**COUNCIL TAX: BAND B**

**TENURE: FREEHOLD**

#### **DIRECTIONS**

Exit the M6 from Kendal onto junction 34 and follow the road round onto the A683. Continue left followed by a right and take the first exit at the roundabout staying on the A683. Keep following the A683 until the second roundabout and take the second exit onto Mellishaw Lane. Follow the road as it merges into Oxcliffe Road, carry on down the road and take a right onto Kingsway then a right onto Meldon Road. Follow the road and take a right onto Eastlands and follow the road to the end to find 25 on the left.

**WHAT3WORDS:** pikes.sake.couch





## GROUND FLOOR

### ENTRANCE HALL

3' 11" x 2' 11" (1.20m x 0.89m)

### SITTING ROOM

13' 10" x 13' 1" (4.21m x 4.00m)

### KITCHEN

13' 9" x 8' 2" (4.19m x 2.49m)

### SUN ROOM

13' 1" x 10' 2" (4.00m x 3.10m)

## FIRST FLOOR

### LANDING

5' 9" x 2' 9" (1.76m x 0.83m)

### BEDROOM

11' 4" x 10' 7" (3.45m x 3.22m)

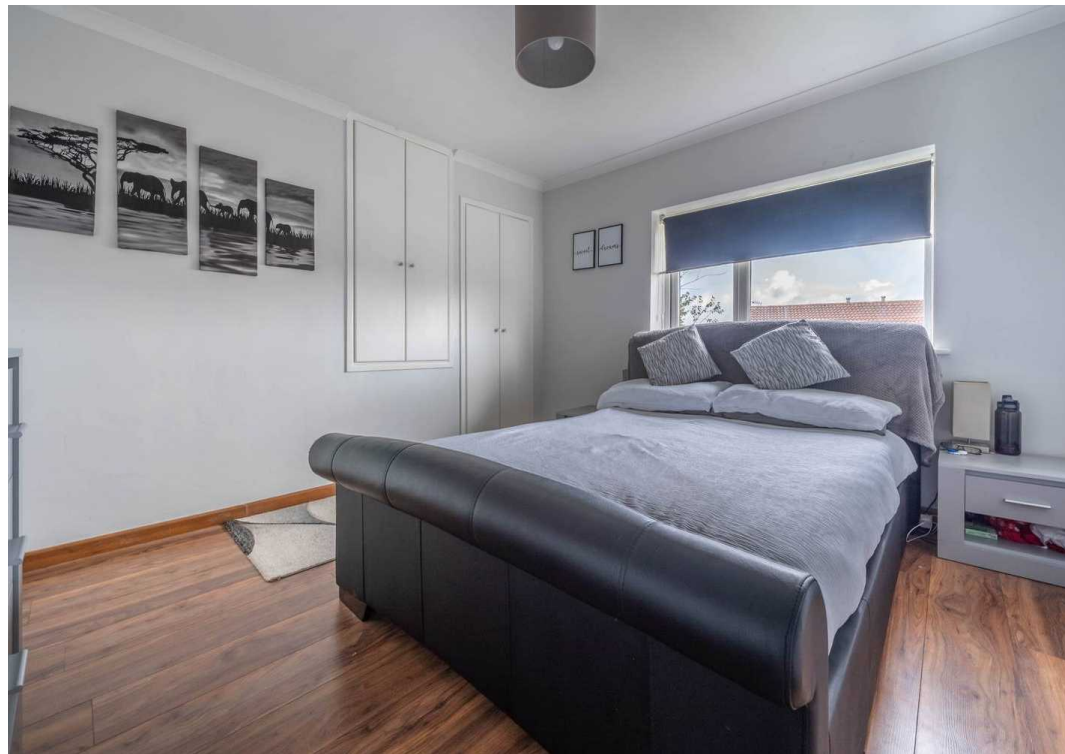
### BEDROOM

10' 0" x 7' 7" (3.04m x 2.32m)

### BATHROOM

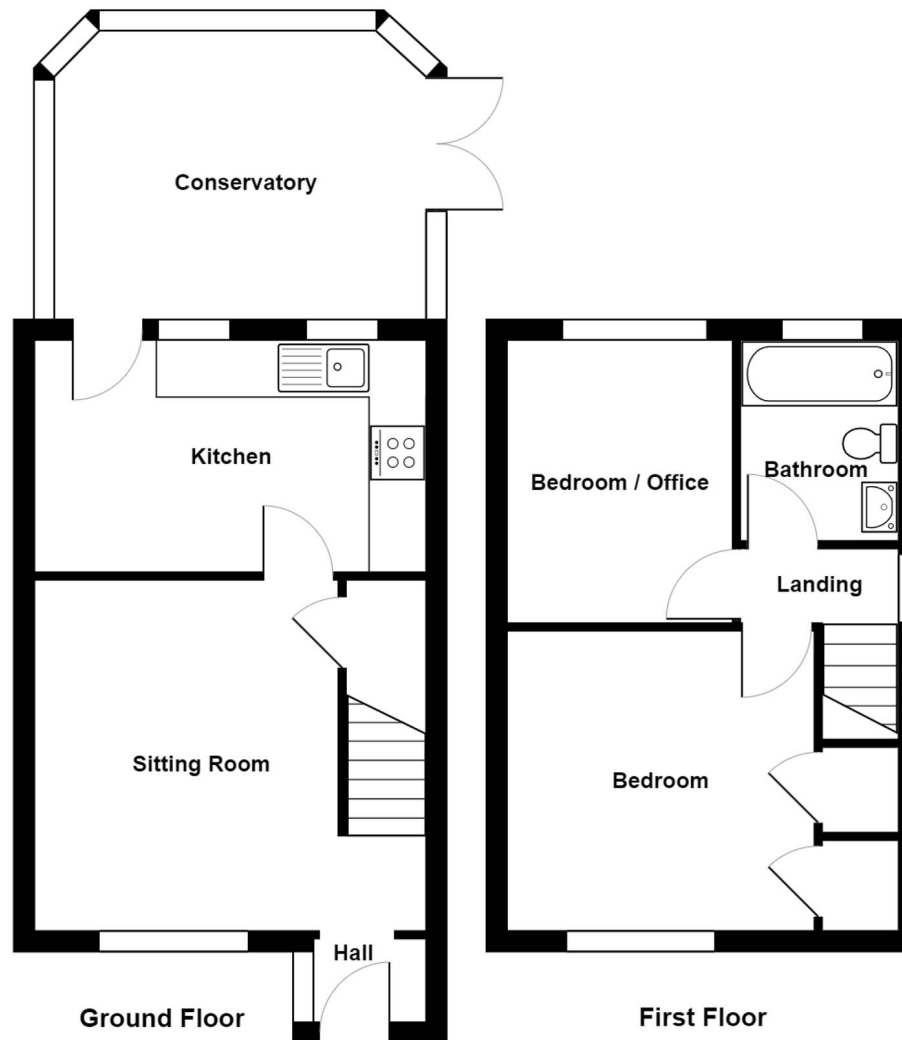
7' 2" x 5' 7" (2.18m x 1.69m)











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Total Area: 67.9 m<sup>2</sup> ... 731 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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