



2 Whinnysty Lane, Heysham  
Morecambe

£425,000





## 2 Whinnysty Lane

Heysham, Morecambe

Impressive 4-bed family house with original features, 3 reception rooms, landscaped garden, gated parking, and garage. Ideal for families and professionals near cliffs and historic village.

Council Tax band: D

Tenure: Freehold

- Impressive Character Home
- 4 Double Bedrooms/ 3 Receptions
- Bathroom & Shower Room
- Open Plan Kitchen Diner
- Original Features & Modernised Accommodation
- Generous Corner Position w/ Landscaped Gardens
- Gated Driveway Parking & Integral Garage
- Close to Cliffs & Coastal Walks
- Close to Strawberry Garden Shops & Businesses
- Close to Historic Heysham Village





### Welcome Home

This impressive family home is packed full of character and original features. It offers the perfect blend of modern living with characterful elegance. The front door opens to a bright porch with tiled floor and then on to the hallway with light, modern décor, original panelled doors with stained glass panels and beautiful oak effect flooring. The front sitting room has feature beams to the ceiling and a fireplace with bio-ethanol stove. Across the hallway the large living room has a full corner bay window looking towards Lancaster and the morning sun. The large bay window means this reception room gets the sun all day and it also has a feature fireplace with bio-ethanol stove. To the rear of the ground floor is a generous study and modern shower room.

### Open Plan Family Space

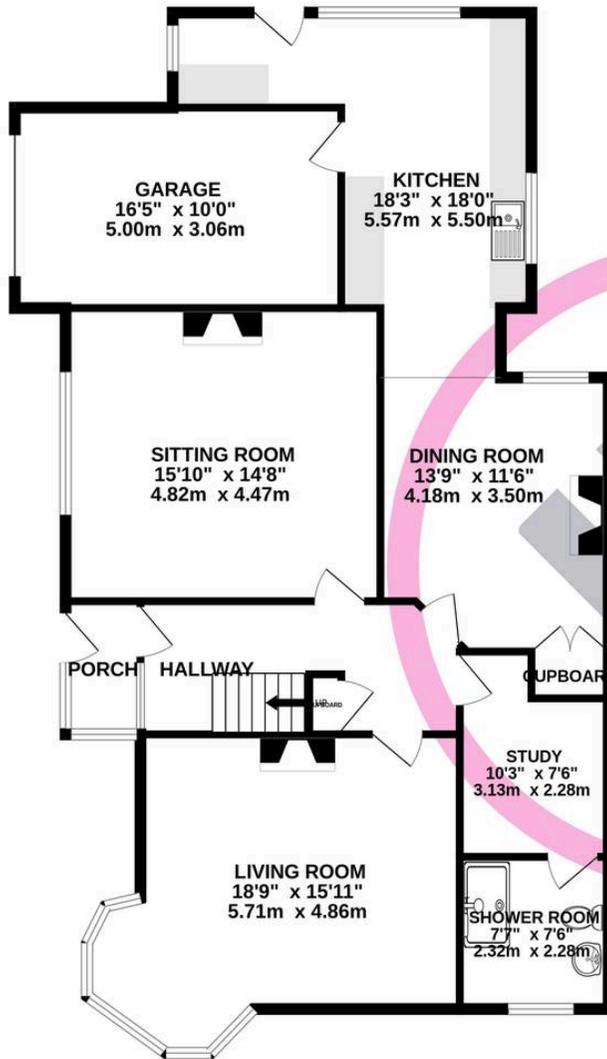
The dining area has a continuation of the oak effect flooring and is open plan to the kitchen and utility area. Panelling to the walls creates the perfect elegant finish to this open plan space making it perfect for entertaining. The kitchen has grey sage cabinets and a marble effect work top. There is space for a large range style cooker and there is a separate utility area to the side by the back door. A further door opens to the integral garage.

### Bedrooms & Bathrooms

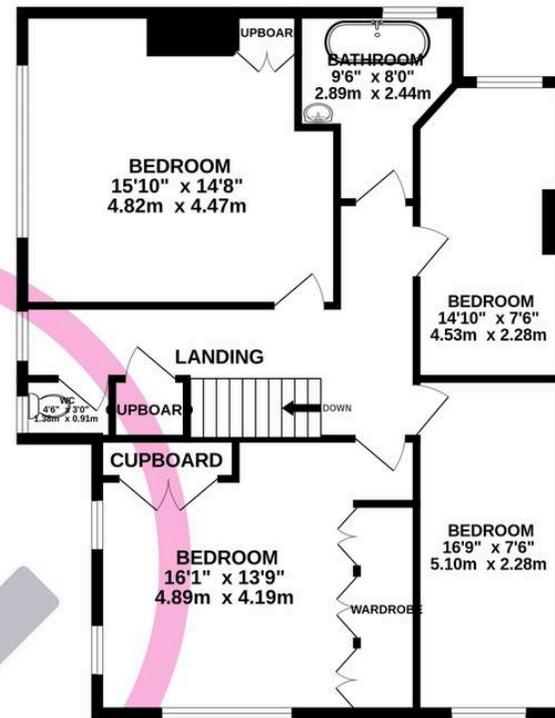
The landing is light and airy having a front window. There are four generous double bedrooms, two of which enjoy built in wardrobes. The bathroom has a free standing enamel bath and there is a separate WC.



GROUND FLOOR  
1238 sq.ft. (115.0 sq.m.) approx.



1ST FLOOR  
876 sq.ft. (81.4 sq.m.) approx.



TOTAL FLOOR AREA : 2113 sq.ft. (196.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Lancastrian Estates

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