

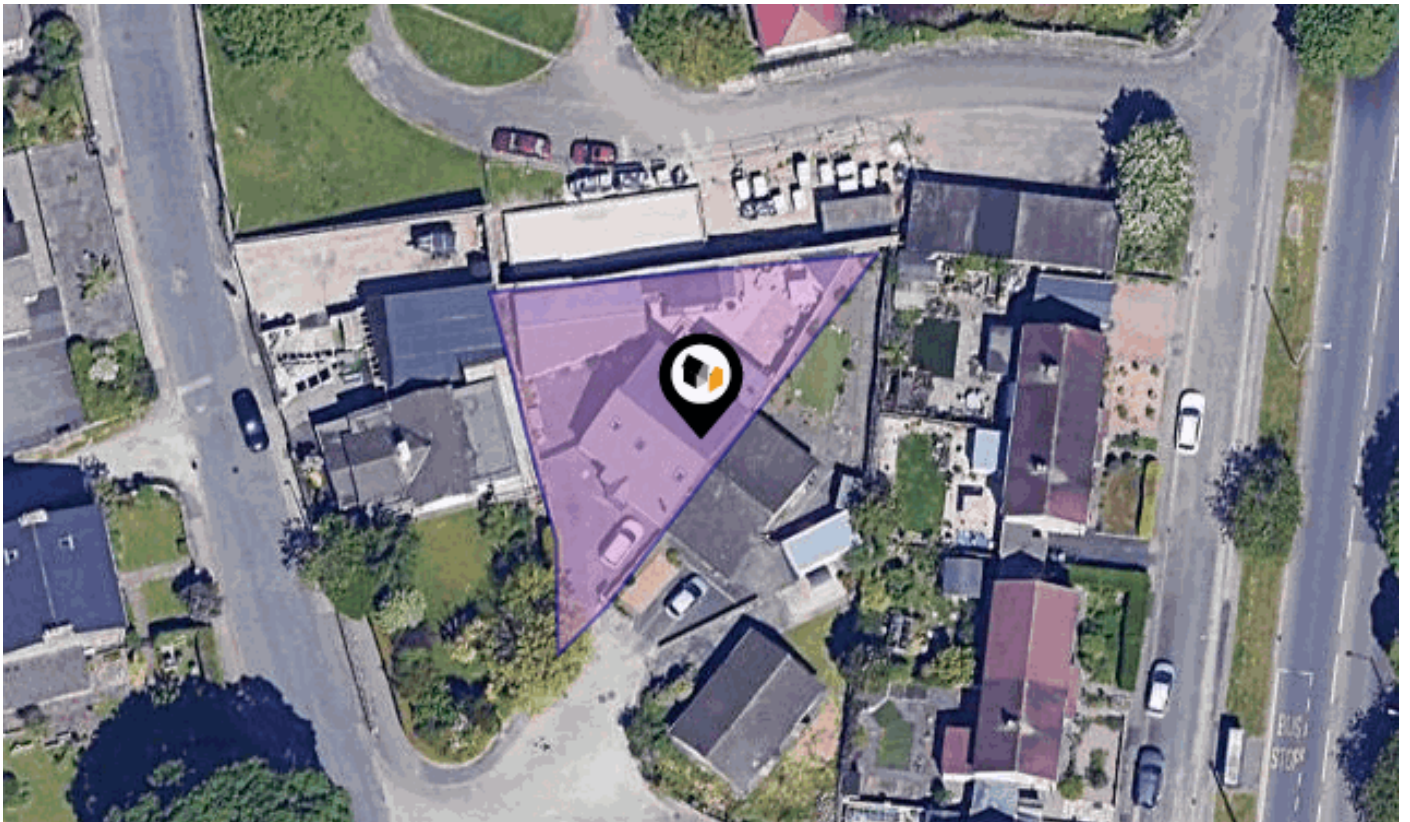


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# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 31<sup>st</sup> January 2024



## CHERRY TREE CLOSE, HEYSHAM, MORECAMBE, LA3

Asking Price : £495,000

### JDG Estate Agents

66 Market Street Lancaster LA1 1HP

01524 843322

chris@jdg.co.uk

www.jdg.co.uk

# Introduction

## Our Comments



### The Location

Welcome to Cherry Tree Close, just off Middleton Road in the heart of Heysham. To live here is to be minutes away from the seafront with wonder walks on offer over Heysham Head or along the promenade.

Since the Bay Gateway has connected with the Heysham by-pass it has made reaching the M6 Motorway far quicker and easier, perfect for those who may commute for work. Locally you have many shops to choose from making this a convenient location with a larger supermarket no more than a 10-minute drive into Morecambe or Lancaster.

### The Overview

Occupying a corner plot this marvelous bungalow has been extended in almost every direction along with being fully refurbished and renovated, it has even had a detached two-bedroom annex built with a modern open-plan kitchen diner. The ground floor revolves around the stunning open-plan living area, a vast and flexible space that can easily accommodate living dining, and kitchen space. Complimented by a full walk-in pantry and utility room which are a must for modern living.

There is also a cosy lounge to the front alongside a home office that could also be utilised as a bedroom. We are particularly impressed by the stunning master bedroom, overlooking the back garden it has two walk-in wardrobes and an en-suite shower room. We also find an additional two bedrooms upstairs and a separate W.C.

Outside is just as impressive with ample room for 3-5 vehicles when using the driveway and courtyard areas. The garden has been flagged with Indian paving with a feature water feature sitting centre stage. With a brick-built shed and a separate Garden Studio/bar, you still have good storage options.

### Key Information

Extended and refurbished in last 5 years

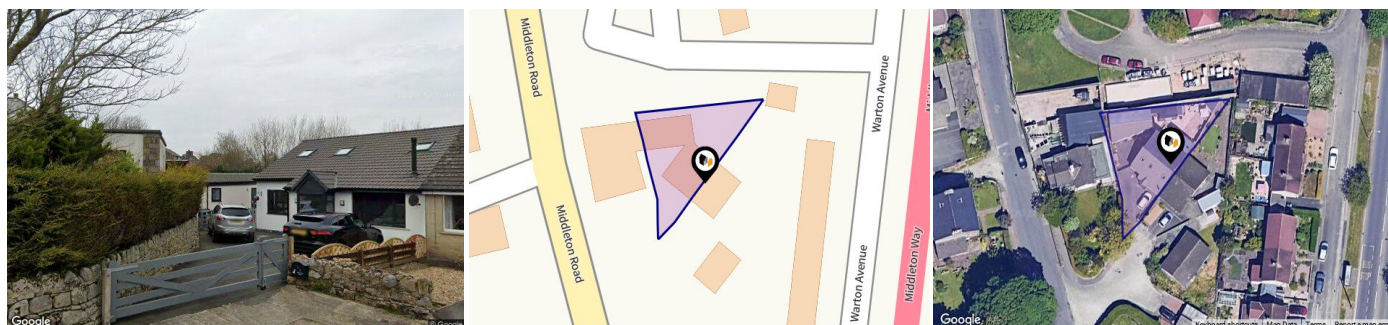
Beautifully Presented Throughout

Two feature log-burning stoves

Detached two-bedroom Annex / Granny Flat.

Gas Combi Boilers in utility room and annex hallway

Offstreet Parking x5



## Property

<b>Type:</b>	Semi-Detached	<b>Last Sold £/ft<sup>2</sup>:</b>	£215
<b>Bedrooms:</b>	6	<b>Asking Price:</b>	£495,000
<b>Floor Area:</b>	1,784 ft <sup>2</sup> / 165 m <sup>2</sup>	<b>Tenure:</b>	Freehold
<b>Plot Area:</b>	0.11 acres		
<b>Year Built :</b>	1976-1982		
<b>Council Tax :</b>	Band B		
<b>Annual Estimate:</b>	£1,628		
<b>Title Number:</b>	LAN137925		
<b>UPRN:</b>	100010483025		

## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

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

<b>15</b> mb/s	<b>80</b> mb/s	<b>330</b> mb/s

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



### Satellite/Fibre TV Availability:



# Planning History

## This Address



Planning records for: *1, Cherry Tree Close, Heysham, Morecambe, LA3 2RU*

Reference - 19/00469/FUL	
<b>Decision:</b>	Decided
<b>Date:</b>	05th June 2019
<b>Description:</b>	Erection of a single storey side extension and construction of a dormer extension to the rear elevation

# Gallery Photos



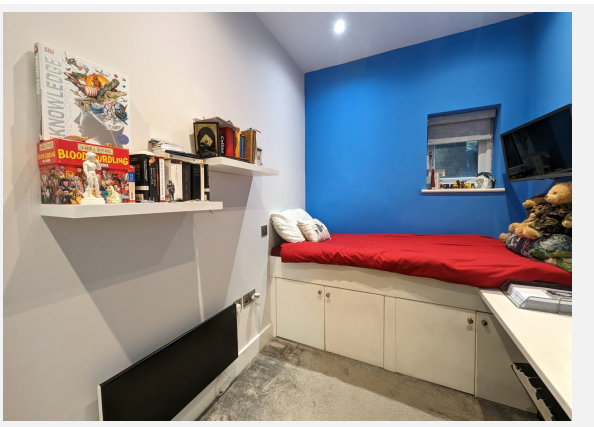
# Gallery Photos



# Gallery Photos



# Gallery Photos





## CHERRY TREE CLOSE, HEYSHAM, MORECAMBE, LA3

<p><b>Ground Floor Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p>Approximate total area<sup>9</sup></p> <p>2387.24 ft<sup>2</sup> 221.78 m<sup>2</sup></p> <p>Reduced headroom</p> <p>98.55 ft<sup>2</sup> 9.16 m<sup>2</sup></p>
<p><b>Ground Floor Building 2</b></p>	<p><b>Ground Floor Building 3</b></p>	
<p><b>Ground Floor Building 4</b></p>		
		<p>Excluding balconies and terraces</p>
		<p>Reduced headroom (below 1.5m/4.92ft)</p>
		<p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>GIRAFFE360</p>

# Property EPC - Certificate



Cherry Tree Close, Heysham, LA3

Energy rating

# D

Valid until 13.08.2028

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

# Property

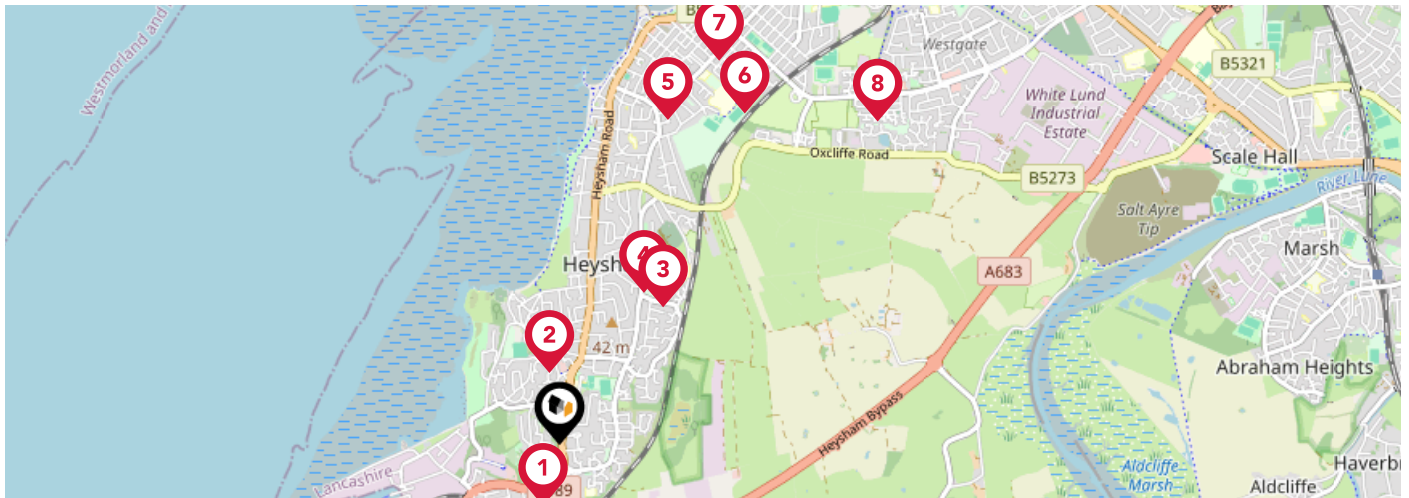
## EPC - Additional Data



### Additional EPC Data

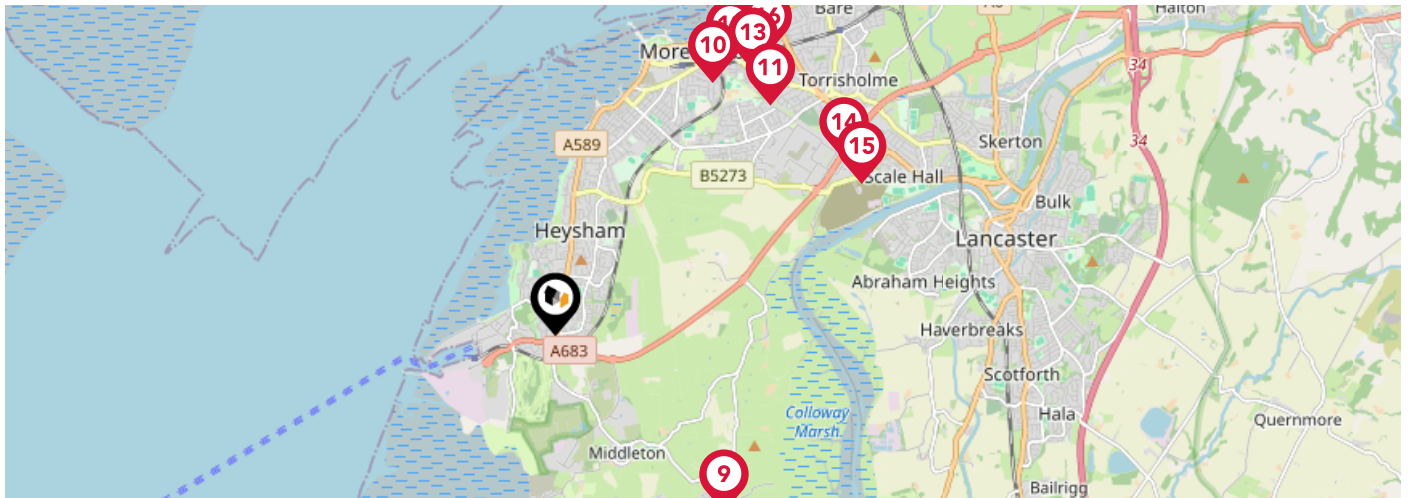
<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 400+ mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Good
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Suspended, no insulation (assumed)
<b>Total Floor Area:</b>	63 m <sup>2</sup>

# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>1</b> <b>Trumacar Nursery and Community Primary School</b> Ofsted Rating: Good   Pupils: 390   Distance:0.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>2</b> <b>Heysham St Peter's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 245   Distance:0.32</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>3</b> <b>St Patrick's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:0.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>4</b> <b>Mossgate Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:0.76</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>5</b> <b>Morecambe and Heysham Sandylands Community Primary School</b> Ofsted Rating: Good   Pupils: 446   Distance:1.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>6</b> <b>Bay Leadership Academy</b> Ofsted Rating: Inadequate   Pupils: 689   Distance:1.65</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>7</b> <b>West End Primary School</b> Ofsted Rating: Good   Pupils: 190   Distance:1.81</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>8</b> <b>Morecambe and Heysham Westgate Primary School</b> Ofsted Rating: Good   Pupils: 602   Distance:1.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

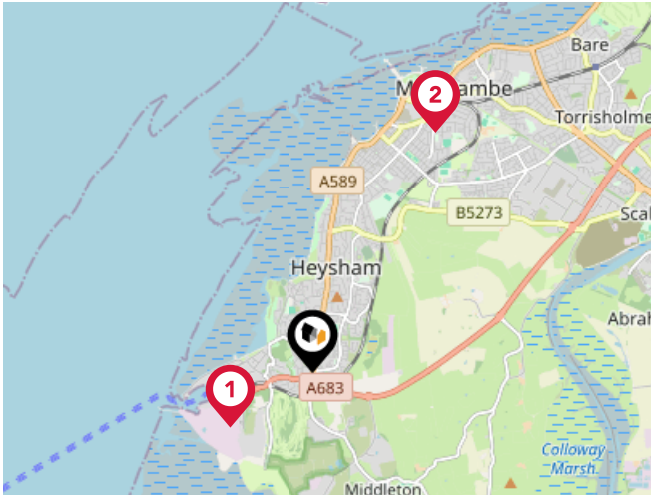
# Area Schools



	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Overton St Helen's Church of England Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:2.13</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Morecambe Bay Community Primary School</b> Ofsted Rating: Good   Pupils: 311   Distance:2.59</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Lancaster Road Primary School</b> Ofsted Rating: Good   Pupils: 536   Distance:2.75</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Poulton-le-Sands Church of England Primary School</b> Ofsted Rating: Good   Pupils: 179   Distance:2.82</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>St Mary's Catholic Primary School, Morecambe</b> Ofsted Rating: Good   Pupils: 174   Distance:2.88</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Morecambe Road School</b> Ofsted Rating: Good   Pupils: 158   Distance:2.94</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Morecambe and Heysham Grosvenor Park Primary School</b> Ofsted Rating: Good   Pupils: 317   Distance:2.98</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Morecambe Bay Academy</b> Ofsted Rating: Inadequate   Pupils: 1151   Distance:3.06</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

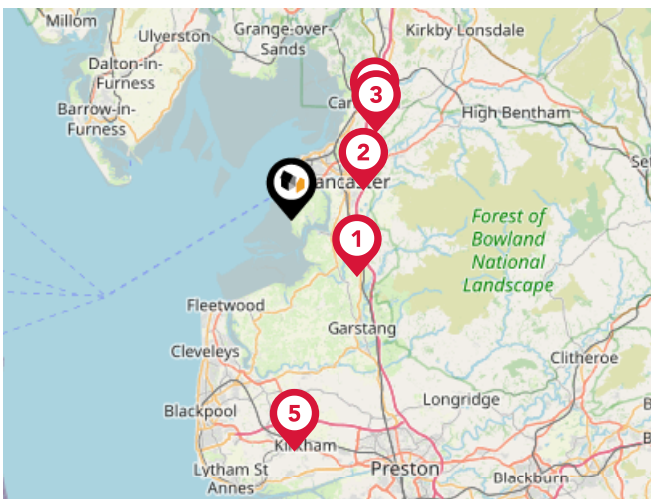
# Area

## Transport (National)



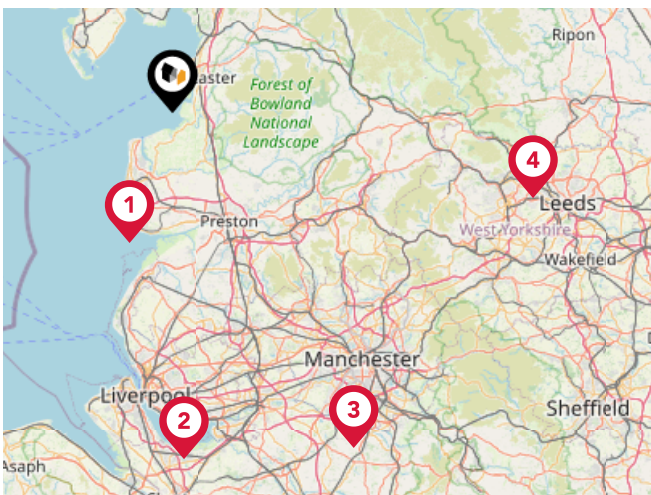
### National Rail Stations

Pin	Name	Distance
1	Heysham Port Rail Station	0.86 miles
2	Morecambe Rail Station	2.35 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M6 J33	6.05 miles
2	M6 J34	5.5 miles
3	M6 J35	8.46 miles
4	A601(M) J35A	9.08 miles
5	M55 J3	16.12 miles

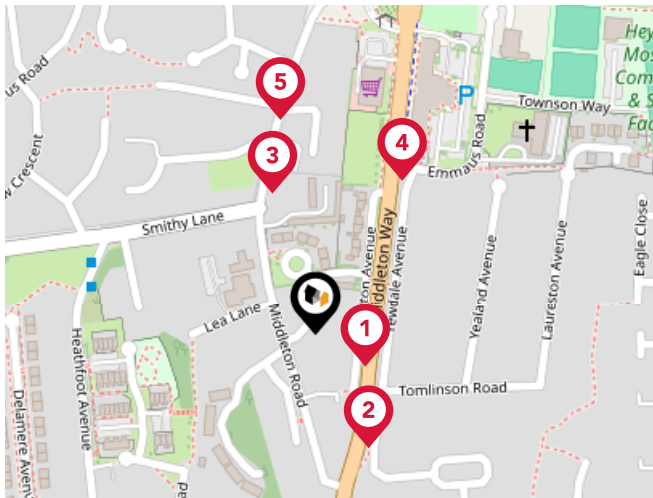


### Airports/Helipads

Pin	Name	Distance
1	Blackpool International Airport	19.08 miles
2	Liverpool John Lennon Airport	48.6 miles
3	Manchester Airport	53.44 miles
4	Leeds Bradford International Airport	51.66 miles

# Area

## Transport (Local)



### Bus Stops/Stations

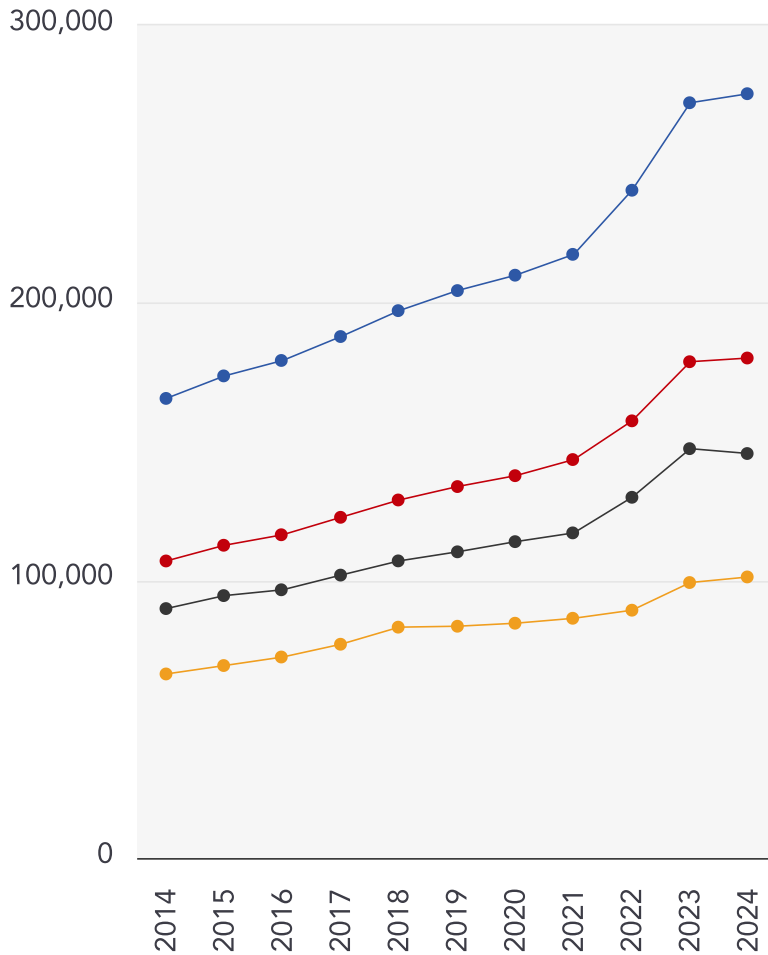
Pin	Name	Distance
1	Tomlinson Road	0.03 miles
2	Tomlinson Road	0.07 miles
3	Middleton Road	0.08 miles
4	Primary Care Centre	0.1 miles
5	Middleton Road	0.12 miles

# Market

## House Price Statistics



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



Detached

**+66.29%**

Semi-Detached

**+68.31%**

Terraced

**+62.15%**

Flat

**+52.7%**

### Testimonial 1



JDG is a very experienced agency and I cannot recommend their professional services strongly enough to anyone who wants to sell their house using a reliable, honest, and efficient team of people. The communication and good advice were just two of the benefits constant throughout the process. Thank you, John, Michelle and Louisa.

### Testimonial 2



We had been on the market for seven months with an estate agent and no offers. We decided to go with JDG as they had good reviews. The house was sold two days after going live with them. The whole process from start to finish was professionally handled.

### Testimonial 3



I really couldn't find any fault with the service provided, from start to finish the communication was brilliant, they kept us up to date on all progress and issues and ultimately did what we wanted which was to sell our house. From creating the listing to feedback from viewings, everything was as or better than expected. I would use them again for sure and have no hesitation in recommending them to anyone else.

### Testimonial 4



The experience with JDG has been exceptional throughout. Every member of the team we had contact with was professional and demonstrated a real passion for what they do. We were making a big move to an island in Scotland and again they showed understanding of that challenge and could not have been more helpful.



## Important - Please Read

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These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of JDG Estate Agents or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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# JDG Estate Agents

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Valuation Office  
Agency

