



MOSSGATE QUARTER

An exclusive development of just six
beautifully finished 3 and 4 bedroom homes

HEYSHAM

WELCOME TO MOSSGATE QUARTER



HEYSHAM & THE SURROUNDING AREA

Heysham is an attractive coastal village near Lancaster, Lancashire, overlooking the stunning Morecambe Bay. The village has a lot to boast about, scattered with lovely 17th century cottages, the winner of Britain in Bloom gold award several times and the subject of British landscape painter JMW Turner back in 1790. History buffs will know that there have been settlements at Heysham since the Stone age and there are many ancient sites around the village.

There are also several well regarded primary and high schools in the area.

Heysham is very well-connected now the Bay gateway is open offering easy access to M6 motorway, and West Coast mainline train station. It is also a ferry port, with services to the Isle of Man and Ireland.

The larger towns of Lancaster and Morecambe are within easy reach offering a wealth of shops, cafes, restaurants and entertainment for all the family and with the breath-taking Lake District, and stunning Yorkshire Dales on your doorstep makes MossGate Quarter a fantastic opportunity to join this budding community in an exceptional location.

INTRODUCING MOSSGATE QUARTER

Fellside Homes are delighted to introduce an exclusive development of six superb homes, beautifully finished to a high specification in the heart of the popular MossGate area of Heysham village, neighbouring the bustling town of Morecambe. MossGate Quarter is located within walking distance of the local amenities and well-regarded schools.

Each property is designed for modern living with free-flowing spaces and an airy, light atmosphere and boasts well-proportioned, fully landscaped gardens.

All properties are built to a high specification, and in early stages of the development buyers will have the opportunity to customise the property to their own taste, whether that be a crisp modern feel or the comfort and warmth of a more traditional style by selecting from our range of high specification kitchens, bathrooms and flooring.



SITE PLAN



MOSSGATE
QUARTER

PLOTS 1-3



Artist's impression



Ground floor

Lounge	4.6 x 3.8m
WC	1.5 x 1.0m
Kitchen/Dining	5.2 x 4.3m
Hallway	1.5 x 1.0m



First floor

Bed 2	2.8 x 2.4m
Bed 3	2.9 x 2.3m
Study/Bed 4	2.3 x 1.7m
Bathroom	2.4 x 1.7m



Second floor

Master bed	3.5 x 3.0m
Ensuite	2.7 x .9m

Please note that Plot 3 is handed

PLOTS 4 & 5



Artist's impression of Plot 4



Ground floor

Lounge	5.6 x 3.1m
WC	1.6 x 1.2m
Kitchen/Dining	7.5 x 5.1m
Hallway	3.1 x 2.6m



First floor

Master bed	2.9 x 2.9m
Ensuite	2.6 x 1.2m
Bed 2	3.4 x 2.7m
Bed 3	4.4 x 2.1m
Bathroom	3.1 x 1.7m

Please note that Plot 5 is handed

SPECIFICATION



KITCHENS

- Choice of modern kitchen units with soft closing doors and drawers (stage dependent)
LED down lights
- Appliances including integrated fridge/freezer, dishwasher, electric oven, gas hob and extractor
- Stainless steel bowl and half sink and tap

INTERNAL JOINERY

- Modern style painted doors, skirting boards and architraves
- Feature staircase finished in white gloss
- Chrome door handles and hinges

HEATING & ELECTRICAL

- BT point to Lounge
- LED Downlights to Bathrooms and Kitchen
- Low energy lighting to other rooms
- Mains powered smoke and heat detector
- Fitted intruder alarm system
- Gas thermostatically controlled central heating
- 'A' Rated kitchen appliances

BATHROOMS & ENSUITES

- Three piece suite
- Chrome heated towel rails
- Fully tiled to bath and shower areas and part-tiled to other walls, choice of tiles (stage dependent)
- Choice of Karndean floor finish (stage dependent)

OTHER ITEMS

- UPVC double glazed windows
- Feature composite front door
- High level of insulation

EXTERNAL WORKS

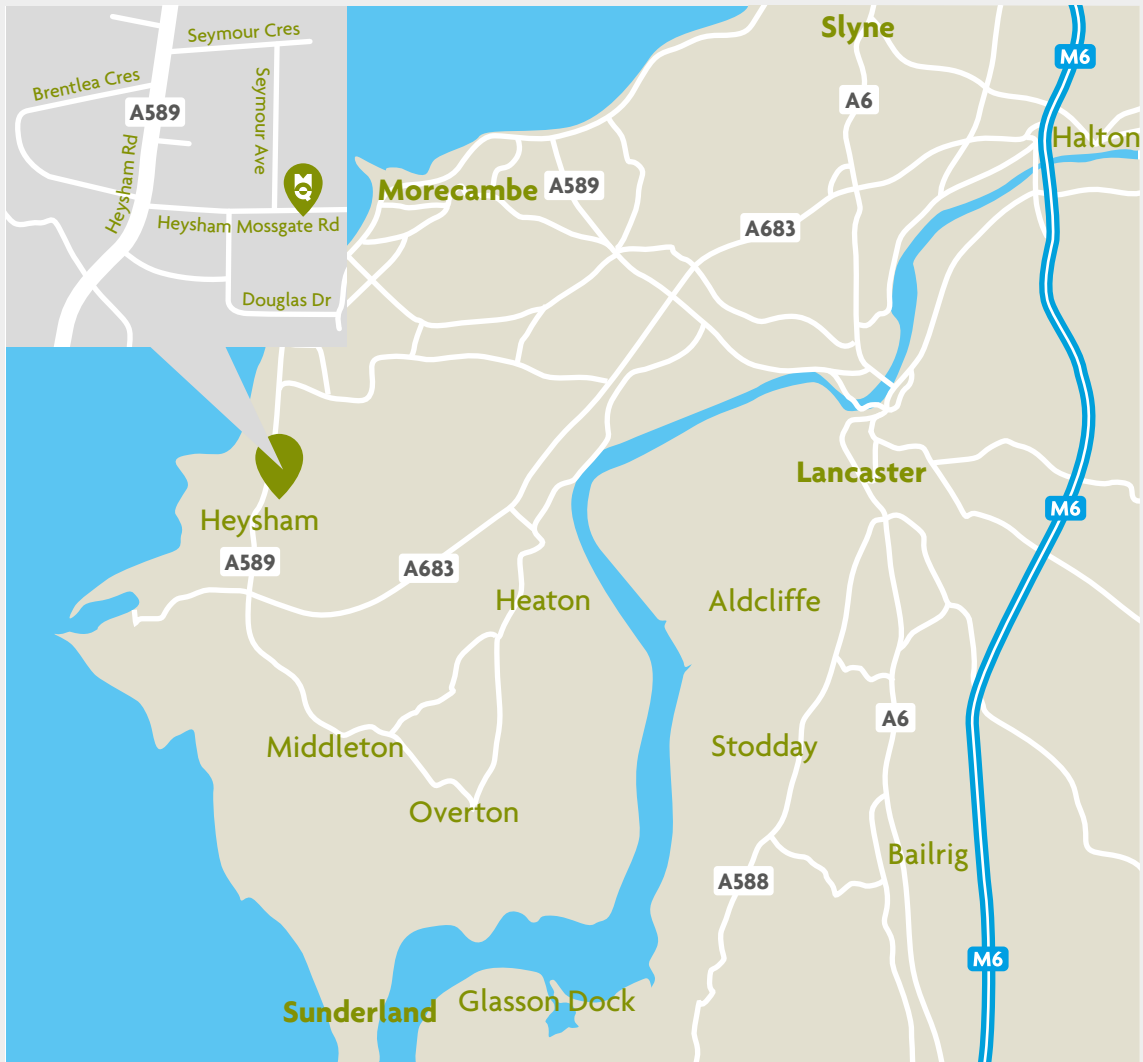
- Turfed Lawn to rear of properties
- 1.8m closed boarded timber fencing
- Flagged path and patio area to rear
- Block paved parking bays or driveway
- Landscaping to front gardens



St Peter's Church, Heysham



Pebble beach, Heysham



Address: Mossgate Quarter, Heysham Mossgate Road, Heysham, LA3 2JE



To arrange a viewing or for sales enquiries
please call 01524 737270 or email info@fdl.co.uk
www.fdl.co.uk



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