



10 Cumberland View Close,  
Heysham, Lancashire, LA3 1HG

10, Cumberland View Close, Heysham

## The property at a glance 2 1 1

- Mid Terrace Property
- Two Bedrooms
- Fitted Kitchen
- Open Plan Living Area
- Three Piece Bathroom
- Enclosed Rear Garden
- Freehold
- Council Tax Band A
- EPC Rating: C

**R&B**  
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**£140,000**

# Get to know the property



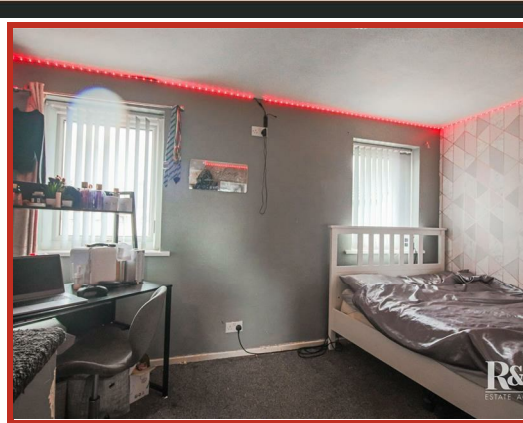
**\*\*FIRST TIME BUYER\*\*MODERN KITCHEN\*\*INVESTMENT OPPORTUNITY\*\***

We are pleased to offer this lovely two bedroom mid-terraced town house offered for sale in a cul-de-sac location in Heysham. This home is the perfect start for first time buyers or investors alike. On entry to the property you enter a good sized lounge with access through a breakfast/dining area with fitted breakfast bar and door leading into the rear patio garden. There is a well appointed kitchen with a range of wall and base units and a granite effect worktop. To the first floor there are two bedrooms and a family bathroom.

Externally this home benefits from allocated parking and a good sized rear garden space.

Situated a short walk from the sea front and local amenities including local shops, cafes and primary schools. Transport links include regular bus services and The Bay Gateway link road which provides swift access to the M6 motorway and meaning areas further afield including The Lake District & Yorkshire Dales are also within easy reach.





## Ground Floor

### Entrance Hallway

1.52m x 1.37m (5' x 4'6)

UPVC double glazed entrance door, central heating radiator, stairs to the first floor and door to the reception room.

### Reception Room

4.39m x 3.28m (14'5 x 10'9)

UPVC double glazed window, central heating radiator and open to the dining area.

### Dining Area

3.23m x 1.98m (10'7 x 6'6)

Central heating radiator, understairs storage, open to the kitchen and door to the rear.

### Kitchen

2.69m x 2.34m (8'10 x 7'8)

UPVC double glazed window, range of panelled wall base units with granite effect surfaces, granite coated sink with drainer and mixer tap, electric oven with electric hob, plumbing for washing machine, space for fridge freezer and laminate flooring.

## First Floor

### Landing

2.62m x 1.75m (8'7 x 5'9)

Doors to two bedrooms, bathroom and storage.

### Bedroom One

4.22m x 2.79m (13'10 x 9'2)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Two

3.71m x 2.36m (12'2 x 7'9)

UPVC double glazed window, central heating radiator and fitted storage.

### Bathroom

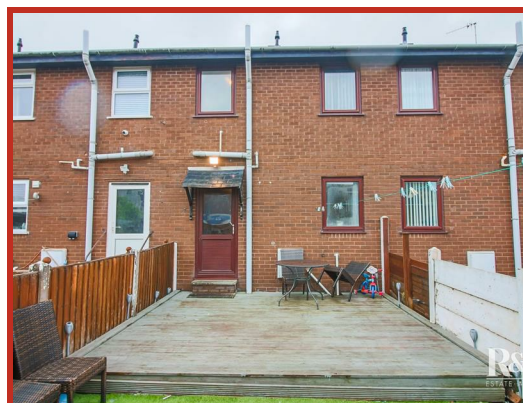
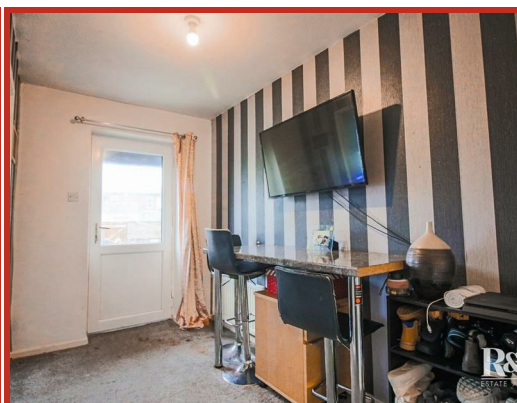
1.96m x 1.65m (6'5 x 5'5)

UPVC double glazed frosted window, panelled bath with electric feed shower overhead, pedestal wash basin, low basin WC, tiled elevations and tiled flooring.

## External

### Rear

Enclosed decked and artificial lawn garden.



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Close, Heysham,  
Lancashire, LA3 1HG



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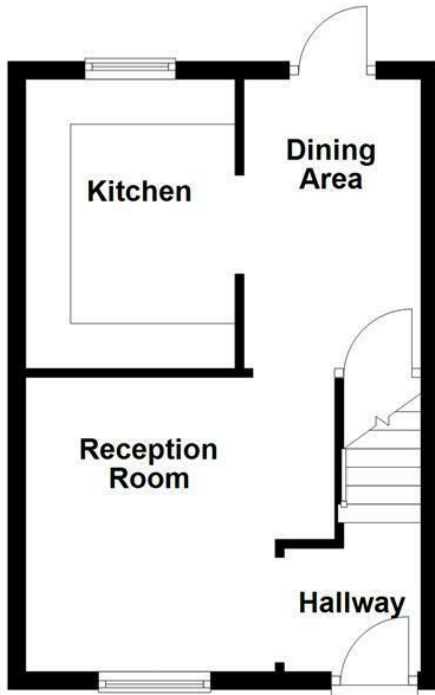
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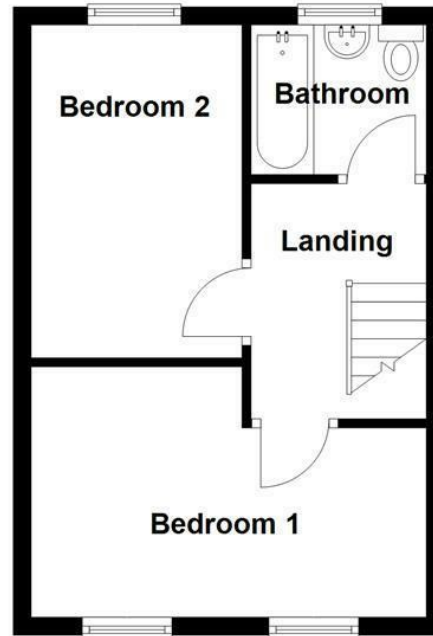
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# Take a nosey round

**Ground Floor**



**First Floor**



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>70</b>	Potential: <b>92</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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