



22 Arncliffe Road, Heysham, LA3
2AT

22, Arncliffe Road, Heysham

The property at a glance **2** **1** **2**

- Semi Detached Bungalow
- Two Bedrooms
- Sun Room
- Utility Room
- Enclosed garden
- Bursting with Potential
- Freehold
- Council Tax Band B
- EPC rating D
- Garage

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£165,000

Get to know the property



****INVESTMENT OPPORTUNITY**BURSTING WITH POTENTIAL**FIRST TIME BUYERS****

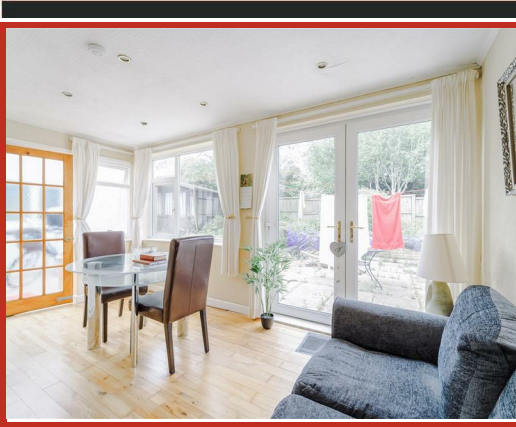
Welcome to this charming property located on Arncliffe Road in the lovely area of Heysham. This delightful semi-detached true bungalow is perfect for those looking to put their own stamp on their property. Arncliffe offers a cosy retreat in a quiet cul-de-sac, with two comfortable bedrooms and two reception rooms ideal for those looking to downsize with a spare room for guests. This would also be the perfect for first time buyers looking with a budget.

One of the highlights of this property is the private rear garden, currently in need of some TLC, this garden would be the perfect place to unwind while indulge in some gardening. Overall, this two-bedroom bungalow is a wonderful opportunity for anyone looking for a peaceful abode in Heysham. Don't miss out on the chance to make this property your new home.

The property comprises briefly; entrance into a welcoming hallway that has doors to two bedrooms and reception room. The reception room has a door to the kitchen that is open plan with the dining room. The dining room has a door to the utility room that leads to the rear. Externally to the rear of the property is an enclosed flagged patio with bedding areas. The front of the property has a driveway leading to the single garage.

Contact the team to arrange a viewing today!





Ground Floor

Entrance Hallway

Reception Room

4.85m x 3.25m (15'11 x 10'8)

Kitchen

2.95m x 2.21m (9'8 x 7'3)

Sun Room

4.11m x 2.03m (13'6 x 6'8)

Utility Room

2.29m x 2.03m (7'6 x 6'8)

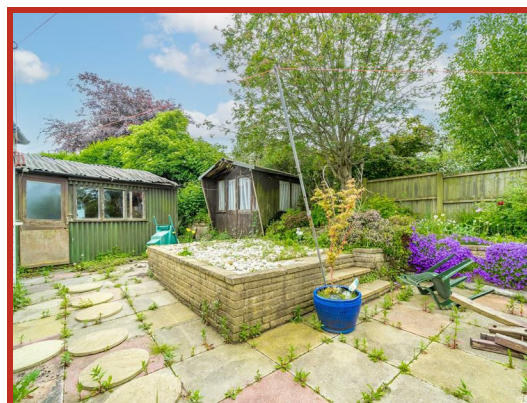
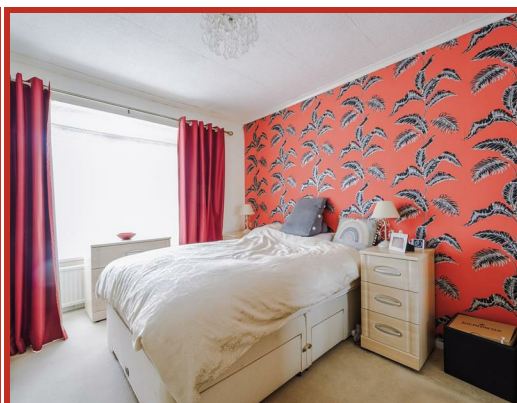
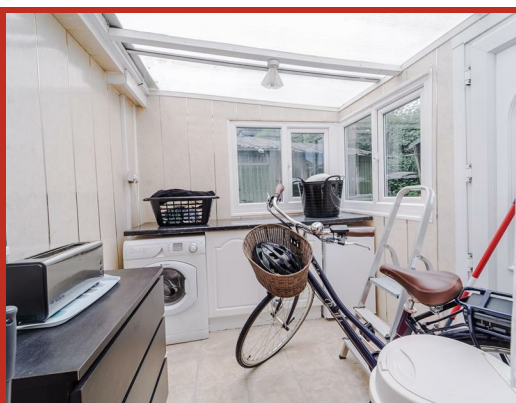
Bedroom One

3.51m x 2.87m (11'6 x 9'5)

Bedroom Two

2.92m x 2.01m (9'7 x 6'7)

Shower Room



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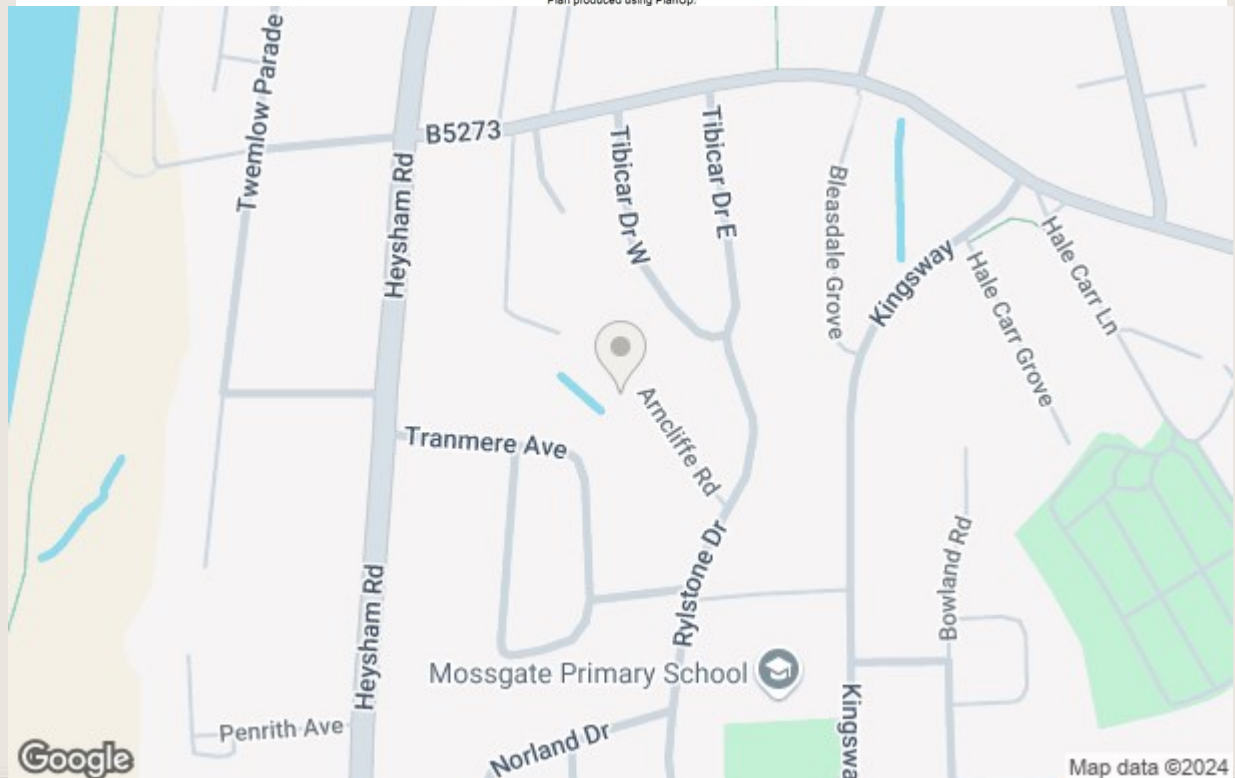
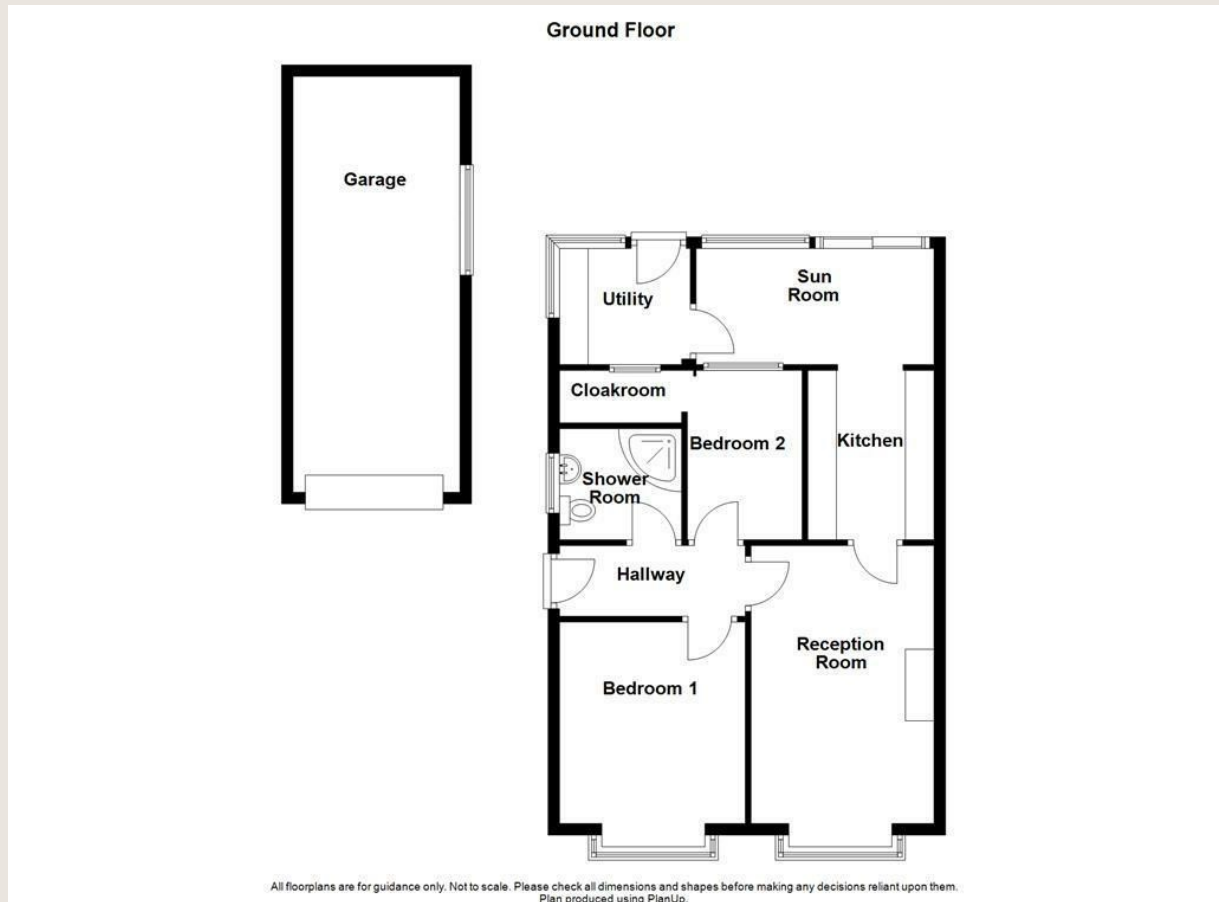
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Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	84
(65-80) C	
(55-64) D	62
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(65-80) C	
(55-64) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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