



436, Heysham  
Road, Morecambe, LA3 2BL

436, Heysham Road, , Morecambe

## The property at a glance

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Fitted Kitchen
- Two Spacious Reception Rooms
- Three Piece Bathroom
- Paved & Laid To Lawn Wrap Around Gardens
- Off Road Parking & Garage
- Freehold
- Council Tax Band C
- EPC Rating: D

**R&B**  
ESTATE AGENTS

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01524 889000  
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**£285,000**

# Get to know the property



Superb semi detached property boasting three bedrooms, two reception rooms, conservatory and large wrap around garden with driveway and garage.

Situated within easy reach of the idyllic Heysham Village, stunning coastal walks and sought after primary schools with easy access to the M6 link road.

This property must be viewed to appreciate the accommodation on offer, please contact us on 01524 889000 to book an appointment.

## Ground Floor

### Entrance Vestibule

6' x 2'6"

Composite double glazed front entrance Rockdoor and hardwood stained glass door to the hallway.

### Hallway

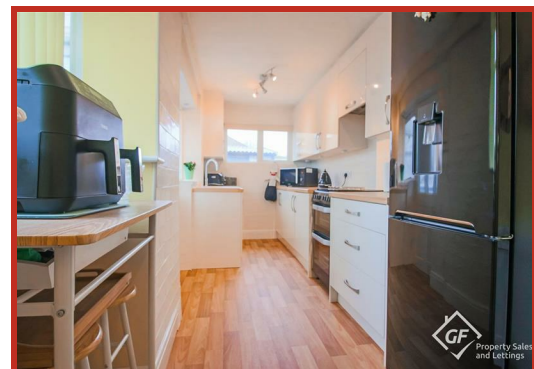
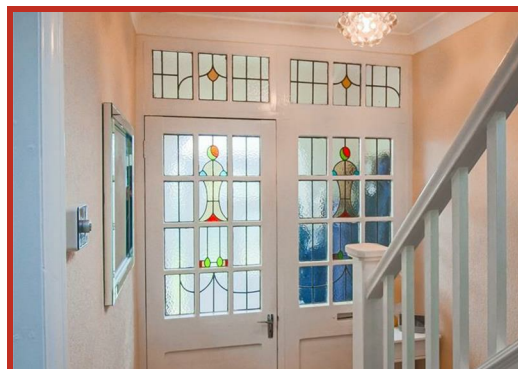
12'4" x 6'

Frosted window to reception room one, central heating radiator, coving, wood effect flooring, stairs to the first floor and doors to kitchen and reception room two.

### Reception Room Two

12'4" x 11'8"

Central heating radiator, picture rail, coving, hardwood single glazed double doors to reception room one and UPVC double glazed French doors to the rear.



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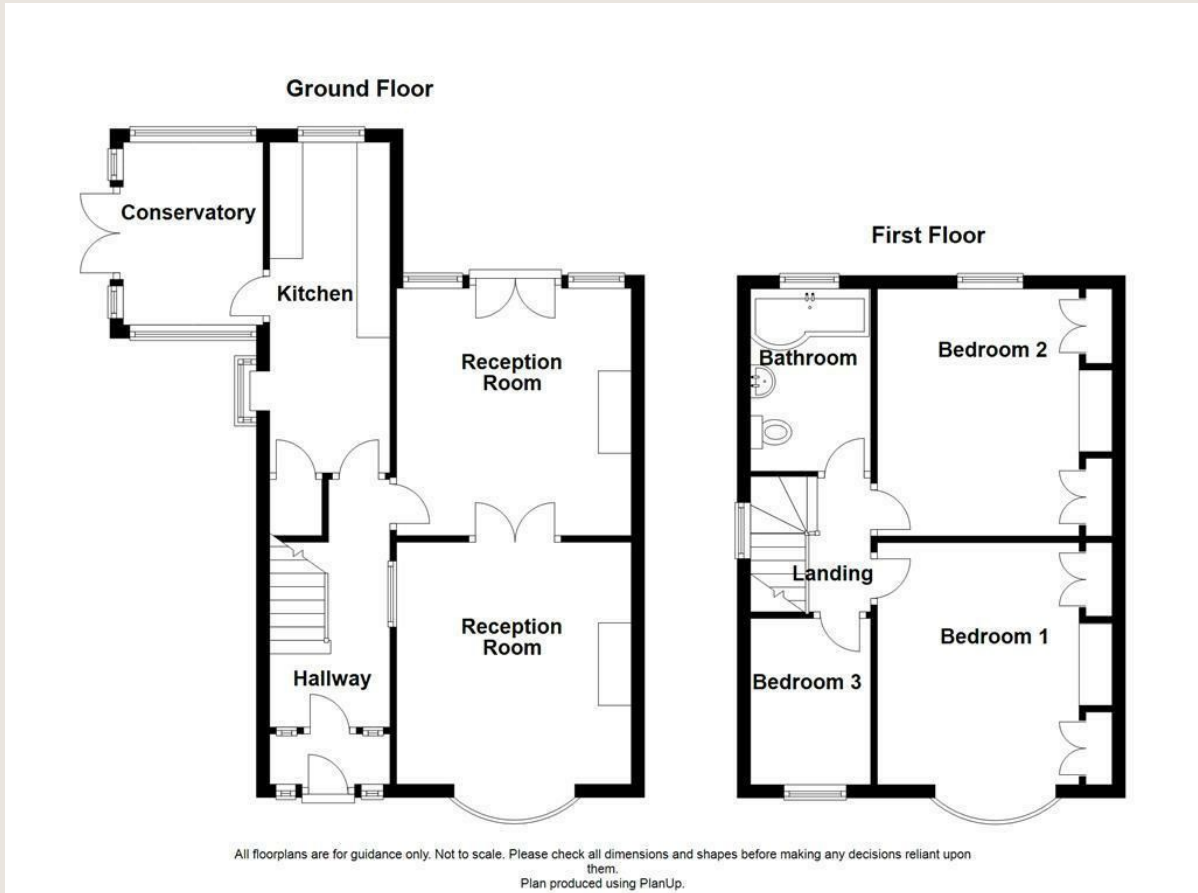
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# Take a nosey round



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Energy Efficiency Rating	
Current	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	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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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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