



2, Cloisters, Heaton With Oxcliffe, Morecambe, LA3
3RG

2, Cloisters, Heaton With Oxcliffe, Morecambe

The property at a glance

4  2  3 

- Impressive Detached Property
- Four Bedrooms
- Fitted Kitchen
- Spacious Reception Rooms
- En Suite To Main Bedroom
- Front & Rear Gardens
- Off Road Parking & Integral Garage
- Leasehold
- Council Tax Band E
- EPC Rating: D

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£340,000

Get to know the property



THE PERFECT FAMILY HOME

Commanding an enviable position in the heart of a popular area of Morecambe, this four-bedroom detached family home is being welcomed to the property market. Ideally suited for a growing family, the property boasts versatile living solutions with three reception rooms plus a conservatory. The property is located close to nearby amenities and schools with convenient access towards Lancaster, Carnforth and beyond.

The property comprises briefly, to the ground floor: entrance to a welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC, living room, dining room, and study. The dining room and living room both provide access to the fitted kitchen, with the living room also leading to a conservatory overlooking the rear garden. The kitchen leads to a utility room which provides internal access to the integral garage and access to the rear garden. To the first floor is a landing with doors leading to four bedrooms and a family bathroom suite. The main bedroom benefits from an ensuite shower room. Externally the property boasts a laid-to-lawn rear garden with slate chippings. The front of the property boasts a laid to lawn garden with a driveway providing off-road parking leading to the integral garage.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram

Ground Floor

Entrance Hallway

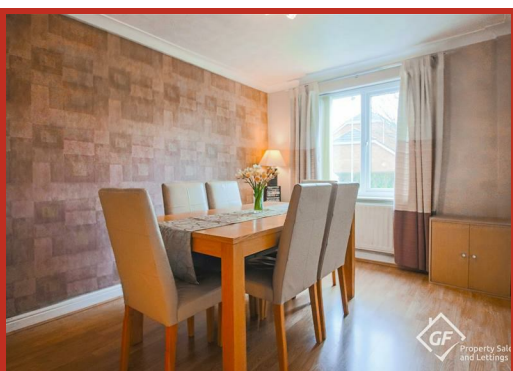
11'10 x 6'
UPVC double glazed front entrance door, central heating radiator, smoke alarm, coving, laminate flooring, stairs to the first floor and doors to the dining room, reception room, study and WC.

WC

6'1 x 2'7
UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, part tiled elevations and vinyl flooring.

Study

9'11 x 9'3
UPVC double glazed window and central heating radiator.



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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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	