



7 Woborrow Road, Heysham,  
Morecambe, LA3 2PN

7, Woborrow Road, Heysham, Morecambe

## The property at a glance 4 2 2

- Beautifully presented mid terraced family home
- Four Bedrooms
- Located in the popular location of Heysham Village
- Sea views from the second floor
- Open Plan reception rooms
- Modern Kitchen/Diner
- Shower room and downstairs WC
- Council tax band B
- EPC band D
- Freehold

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**£275,000**

# Get to know the property



Nestled in the heart of Heysham Village we are delighted to offer for sale this beautifully presented family home. This period property exudes charm and offers period features with a modern twist. Offering four bedrooms set across two floors this home offers a great balance of space and privacy for all the family. NO CHAIN

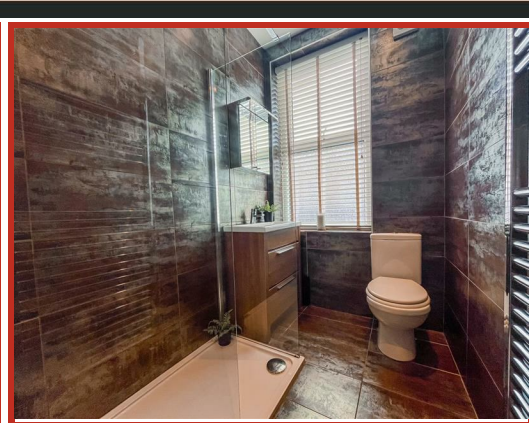
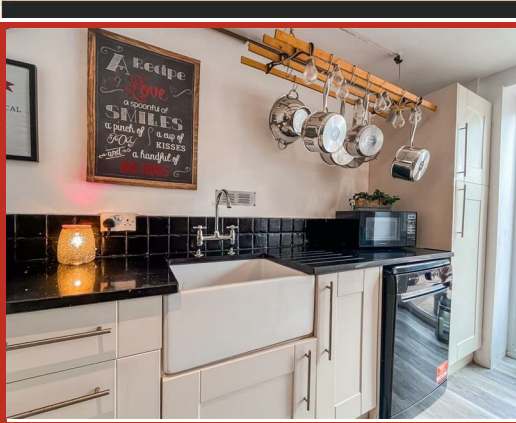
On entry to the home you will find an entrance vestibule which leads into a spacious hall. A front reception room with a bay window bringing in plenty of light this room features a wood burning stove and opens up into the second reception room currently used as a dining room. To this floor there is also a cloakroom which has been previously used as a study. Stairs lead down to the lower ground floor where you will find the stunning kitchen diner with patio doors opening out into the rear garden, plus a downstairs WC.

On the first floor you will find two double bedrooms and a family shower room, to the second floor there are two further bedrooms and here you will find sea views!

This family home has a range of local amenities including local shops, a doctors surgery and bus routes. The quick access to the Bay Gateway makes this a great location for commuters. Within walking distance you will find the coastline with endless walking opportunities.

Call today to arrange your viewing of this exquisite home.





## Ground Floor

### Vestibule

1.27m x 1.09m (4'2 x 3'7)

UPVC entrance door and door to hall.

### Hall

3.61m x 1.27m (11'10 x 4'2)

Stairs to first and lower ground floor, solid wood flooring and doors to two reception rooms and cloakroom.

### Reception Room One

4.55m x 3.33m (14'11 x 10'11)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving, dado rail, log burner in stone surround and wood mantle, solid wood flooring.

### Reception Room Two

3.99m x 3.61m (13'1 x 11'10)

UPVC double glazed window, central heating radiator, ceiling rose, coving, dado rail and solid wood flooring.

### Cloakroom

1.85m x 1.68m (6'1 x 5'6)

UPVC double glazed window, Worcester boiler and solid wood flooring.

## Lower Ground Floor

### Kitchen

5.94m x 3.56m (19'6 x 11'8)

UPVC double glazed window, central heating radiator, wood effect wall and base units with granite worktops, Belfast sink with mixer tap, space for range cooker, extractor hood, tiled splash back, plumbed for dishwasher, space for fridge freezer, part panelled ceiling, laminate flooring, door to WC and UPVC French doors to rear.

### WC

1.85m x 1.68m (6'1 x 5'6)

UPVC double glazed window, central heating radiator, pedestal wash basin and tiled floor.

## First Floor

### Landing

4.65m x 1.85m (15'3 x 6'1)

Stairs to second floor and doors to two bedrooms, shower room and storage cupboard.

### Bedroom One

3.99m x 3.25m (13'1 x 10'8)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

3.99m x 3.66m (13'1 x 12)

UPVC double glazed window, central heating radiator, coving and built in wardrobes.

### Shower Room

2.26m x 1.85m (7'5 x 6'1)

UPVC double glazed window, heated towel rail, low level WC, vanity topped wash basin, double shower, spotlights, part panelled ceiling, tiled elevation and tiled floor.

## Second Floor

### Landing

3.61m x 1.98m (11'10 x 6'6)

Velux double glazed window and doors to two bedrooms and storage cupboard.

### Bedroom Three

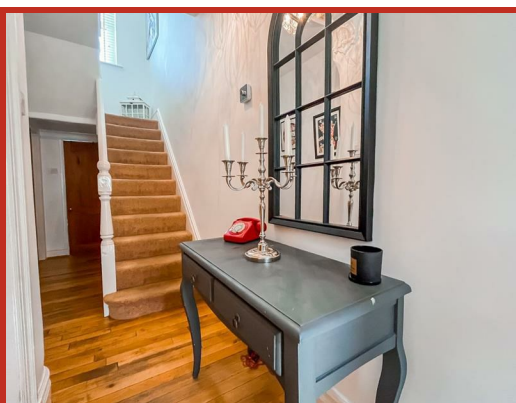
5.94m x 3.30m (19'6 x 10'10)

UPVC double glazed window, central heating radiator and built in wardrobes.

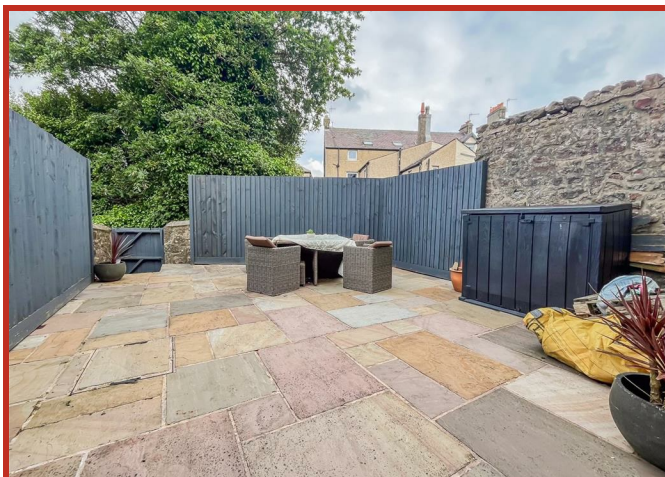
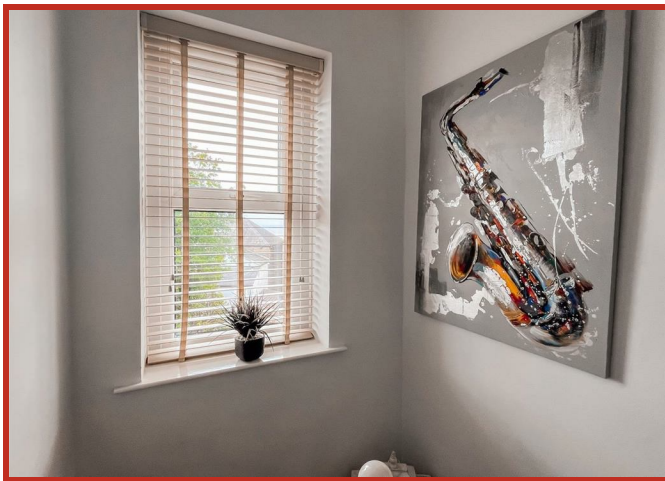
### Bedroom Four

3.84m x 3.61m (12'7 x 11'10)

UPVC double glazed window and central heating radiator.



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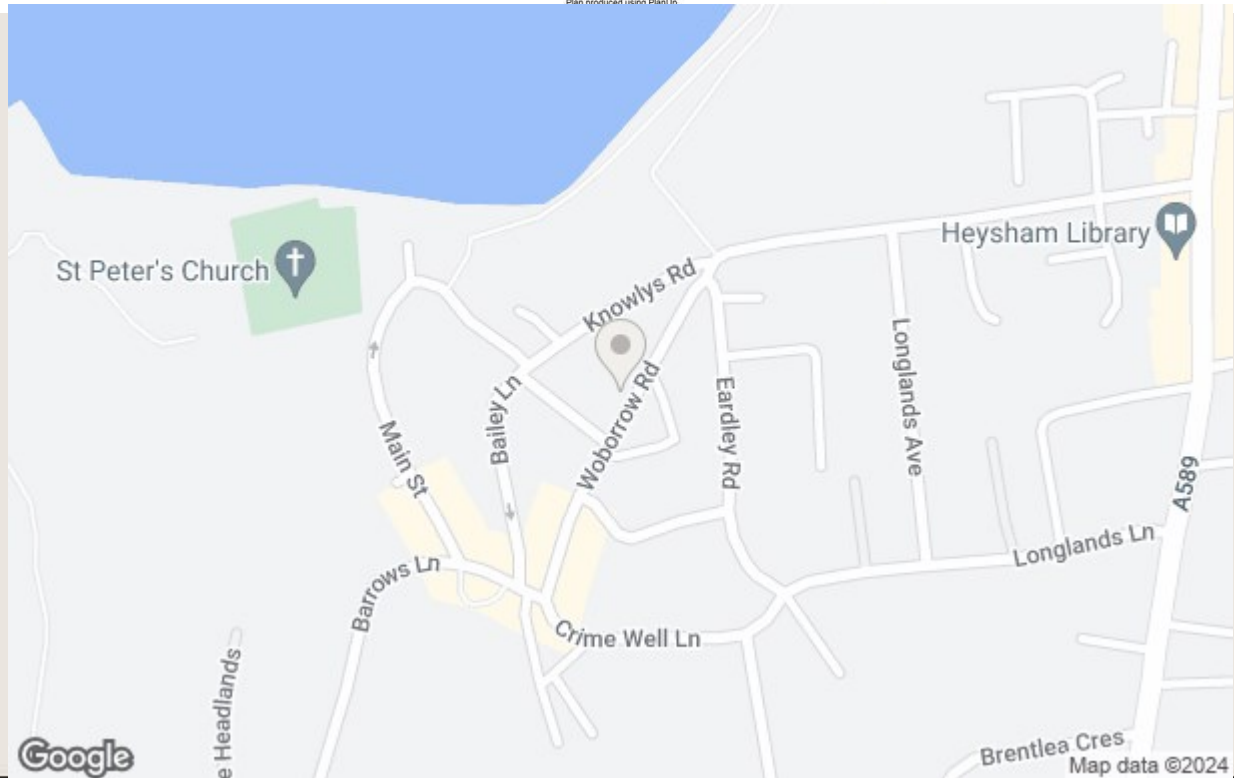
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# Take a nosey round



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 PlanIt.



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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>		82
(65-80) <b>C</b>		
(55-64) <b>D</b>	56	
(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>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	