



80, Sefton Road,  
Heysham, Morecambe, LA3  
1UB

80, Sefton Road, Heysham, Morecambe

## The property at a glance

3  1  1 

- End Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Family Bathroom
- Rear Yard
- On Street Parking
- Freehold
- Council Tax Band: B
- EPC Rating: E

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[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
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**£160,000**



# Get to know the property



## OFFERED WITH NO CHAIN DELAY!

Nestled on Sefton Road in the charming area of Heysham, Morecambe, this beautifully presented end-terrace house offers a delightful blend of comfort and style. With three spacious double bedrooms, this property is perfect for families or those seeking extra space. The stylish kitchen diner serves as the heart of the home, providing an inviting area for both cooking and entertaining.

In addition to the kitchen diner, the house boasts two reception rooms, allowing for versatile living arrangements. Whether you wish to create a cosy lounge or a formal dining area, the options are plentiful. The well-appointed bathroom ensures convenience for all residents.

The location is particularly appealing, as it is conveniently close to local schools, a variety of amenities, and the picturesque seafront. This makes it an ideal choice for those who appreciate both community and coastal living.

Overall, this end-terrace house on Sefton Road is a wonderful opportunity for anyone looking to settle in a vibrant area with ample space and modern comforts. Don't miss the chance to make this lovely property your new home.

### Ground Floor

#### Vestibule

3'8 x 3'3

UPVC entrance door, UPVC double glazed window, wood effect flooring and door to hall.

#### Hall

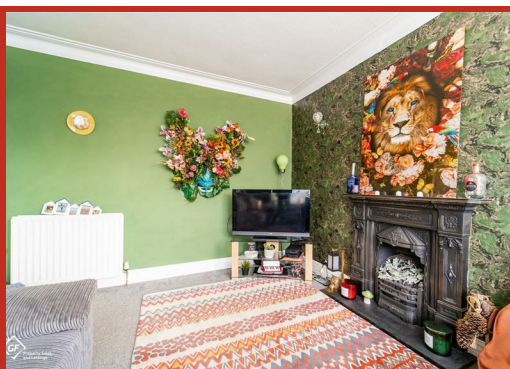
11' x 3'3

Central heating radiator, stairs to first floor, wood effect flooring and doors to two reception rooms.

#### Reception Room One

14'1 x 11'1

UPVC double glazed bay window, central heating radiator, coving and gas fire.





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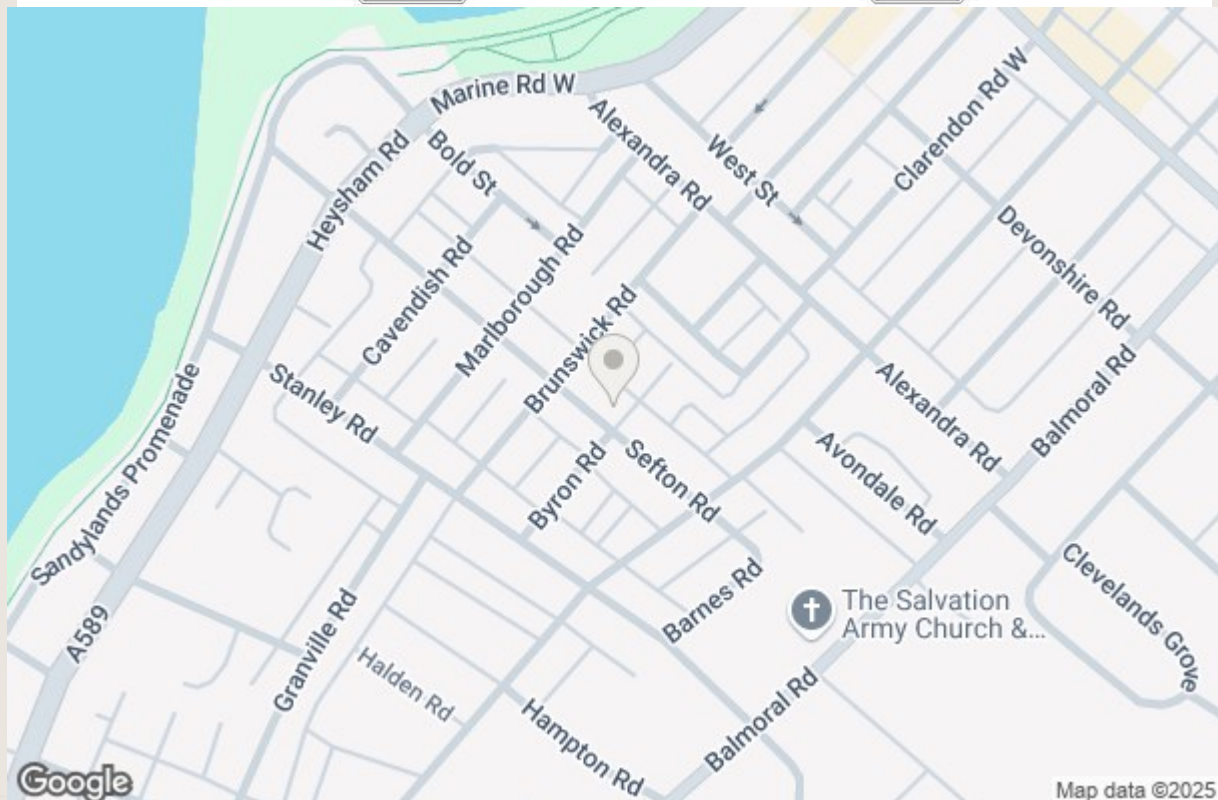
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# Take a nosey round



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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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>		
(27-38) <b>F</b>		
(1-26) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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>		
(27-38) <b>F</b>		
(1-26) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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