



1 Woodlands Grove, Heysham,
Morecambe, LA3 1NF

1, Woodlands Grove, Heysham, Morecambe

The property at a glance 2 1 1

- Detached Bungalow
- Two Bedrooms And Attic Room
- One Reception Room
- Fitted Kitchen
- Large Conservatory
- Enclosed Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: C
- EPC Rating: D

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

£220,000

Get to know the property



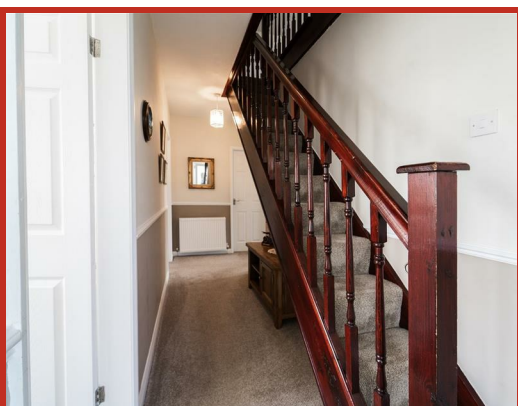
Welcome to Woodlands Grove, Heysham, Morecambe - a charming location for this beautiful detached bungalow. This cosy and inviting bungalow would be the perfect home for anyone looking to upgrade to their next home as well as downsize.

As you step inside, you are greeted by a spacious reception room, perfect for entertaining guests or simply unwinding after a long day. With two comfortable bedrooms, there is ample space for a small family or guests to stay over.

The upstairs loft room offers a versatile space, perfect for home office or hobby room. The highlight of this bungalow is the large open back garden, providing a serene outdoor space for relaxation or gardening enthusiasts.

One of the standout features of this home is the conservatory, basking in the sunlight, offering a tranquil spot to enjoy a cup of tea or a good book. This space truly allows you to embrace the warmth and beauty of the outdoors from the comfort of your own home.

This property is ideal for those looking to downsize without compromising on comfort and style. It offers a perfect blend of privacy and community living, making it a wonderful place to call home. Don't miss out on the opportunity to own this charming bungalow in Woodlands Grove - a true gem in Heysham, Morecambe.





Ground Floor

Porch

1.78m x 1.07m (5'10 x 3'6)

UPVC double glazed frosted entrance door, two UPVC double glazed frosted windows and UPVC double glazed frosted door to hall.

Hall

4.70m x 2.64m (15'5 x 8'8)

Central heating radiator, dado rail, stairs to first floor, doors to reception room, two bedrooms and bathroom and open access to kitchen.

Reception Room

4.78m x 3.33m (15'8 x 10'11)

Two UPVC double glazed windows, central heating radiator, coving, two feature wall lights, gas fire in stone surround and TV point.

Kitchen

3.35m x 2.82m (11' x 9'3)

UPVC double glazed window, central heating radiator, range of white wall and base units, composite sink with draining board and mixer tap, space for freestanding cooker, extractor hood, space for fridge, space for freezer, plumbing for washing machine and door to conservatory.

Conservatory

3.76m x 2.87m (12'4 x 9'5)

UPVC double glazed frosted windows, UPVC double glazed windows and UPVC door to rear.

Bedroom One

4.01m x 3.43m (13'2 x 11'3)

Hardwood double glazed window and central heating radiator.

Bedroom Two

3.45m x 2.92m (11'4 x 9'7)

Hardwood double glazed window and central heating radiator.

Bathroom

2.01m x 1.52m (6'7 x 5')

UPVC double glazed frosted window, central heating radiator, low level WC, pedestal wash basin with traditional taps, panel bath with mixer taps with a direct feed shower and rinse head over, extractor fan, PVC panel ceiling and tiled elevations.

First Floor

Loft room

5.16m x 2.92m (16'11 x 9'7)

UPVC double glazed window and central heating radiator.

External

Front

Gated stone chipped drive for off road parking.

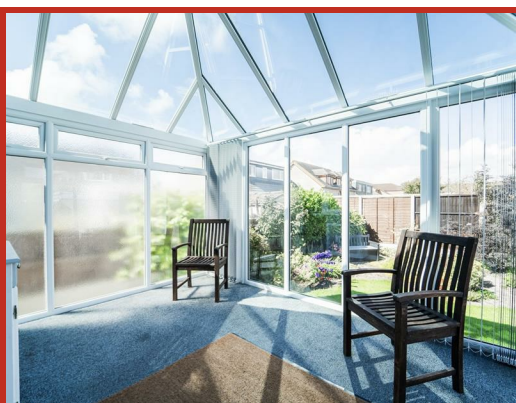
Rear

Laid to lawn, bedding areas and access to garage.

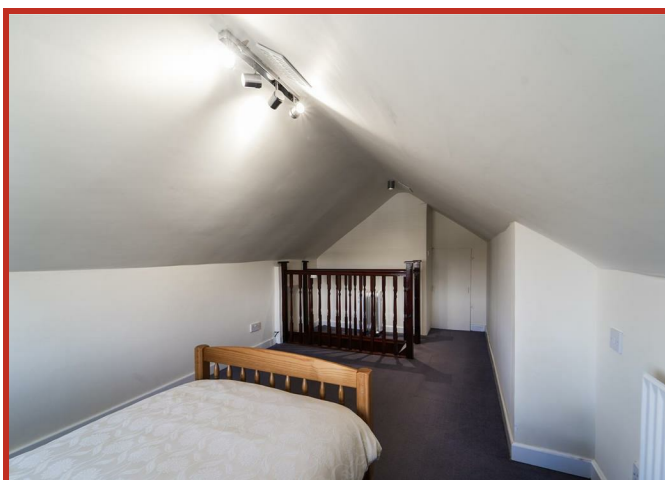
Garage

6.10m x 2.77m (20' x 9'1)

Excellent storage space with electricity.



1 Woodlands Grove,
Heysham, Morecambe, LA3
1NF



1 Woodlands Grove,
Heysham, Morecambe, LA3
1NF



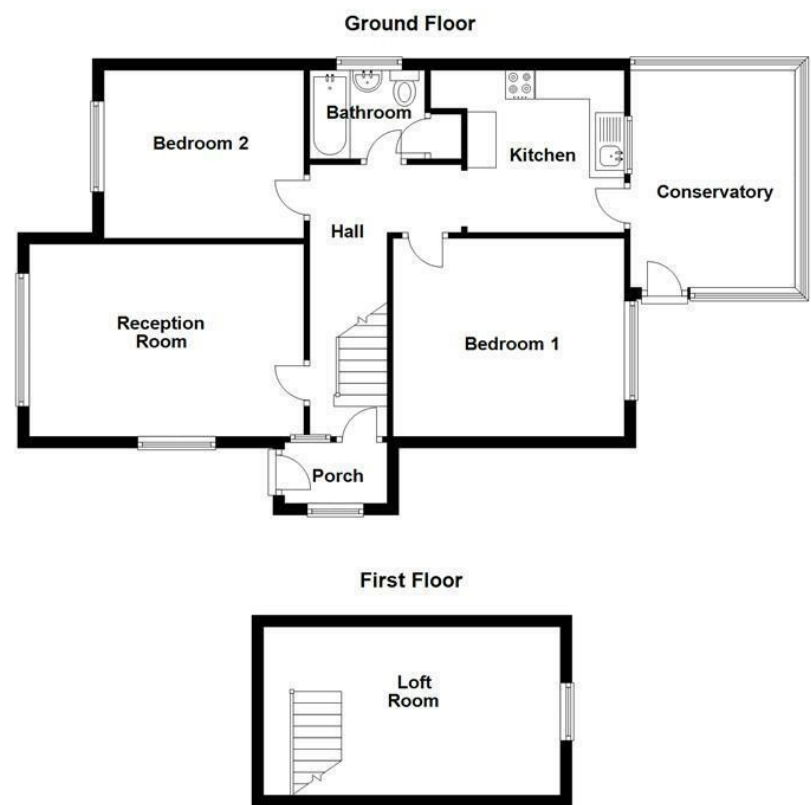
GET IN TOUCH TODAY

01524 889000

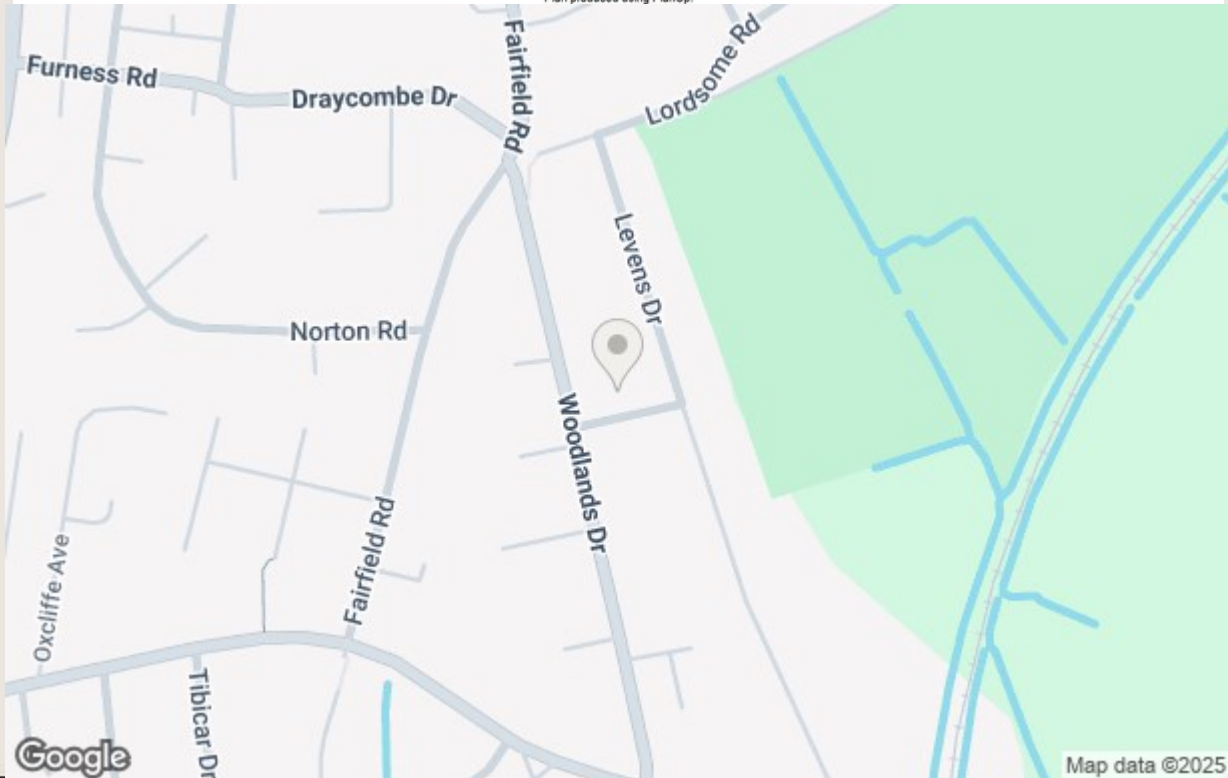
lancaster@rbestateagents.co.uk

www.rbestateagents.co.uk

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 PlanUp.



GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbestateagents.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			81
(81-91) B			
(65-80) C			61
(55-64) D			
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		61	
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			