



**R&B**  
ESTATE AGENTS

26 Greenshank Close, Heysham,  
Morecambe, LA3 2DP

26, Greenshank Close, Heysham, Morecambe

## The property at a glance 3 2 1

- Mid Town House
- Three Bedrooms & Two Bathrooms
- Spacious Lounge
- Kitchen Open To Dining Room
- Ground Floor WC
- Driveway & Enclosed Rear Garden
- Tenure: Freehold
- Property Band: B
- EPC:
- Popular Residential Location

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**£210,000**



# Get to know the property



Welcome to this charming mid-terrace house located on Greenshank Close in the desirable area of Heysham, Morecambe. Built in 2010, this modern property offers a comfortable living space of 764 square feet, making it an ideal home for families or those seeking a peaceful retreat.

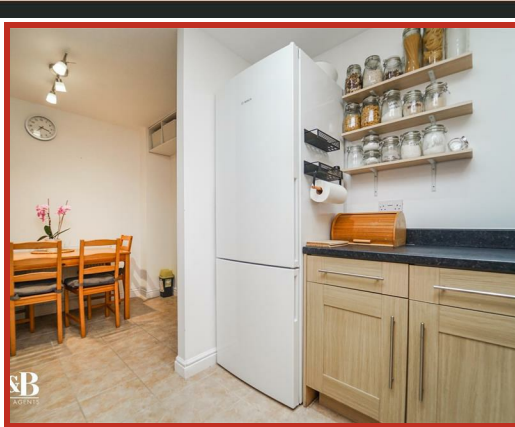
As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The house boasts three well-proportioned bedrooms, ensuring ample space for everyone. The layout is thoughtfully designed to maximise comfort and functionality.

The kitchen is a delightful space, equipped to meet your culinary needs, and it flows seamlessly into the garden area. The outdoor space is perfect for enjoying the fresh air, whether you wish to cultivate a garden or simply unwind after a long day.

Additionally, this property features a convenient driveway, allowing for parking of one vehicle, which is a valuable asset in this popular location. The surrounding area is known for its community spirit and accessibility to local amenities, making it a wonderful place to call home.

In summary, this three-bedroom townhouse on Greenshank Close presents an excellent opportunity for those looking to settle in a vibrant and welcoming neighbourhood. With its modern features and inviting spaces, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.





### Entrance

Composite frosted door to hallway.

### Hallway

Central heating radiator, tile effect floor, smoke alarm, door to WC, door to kitchen, stairs to first floor.

### WC

UPVC double glazed window, central heating radiator, WC, sink with mixer tap, tile effect floor.

### Reception Room

UPVC double glazed window, central heating radiator, wood laminate floor, door to storage and kitchen diner.

### Kitchen

UPVC double glazed window, central heating radiator, stainless steel sink with mixer tap, integral oven, four ring gas hob, space for washing machine and dishwasher, space for fridge freezer, wall and base units, laminate worktops, tile effect floor, UPVC French doors to rear.

### Landing

Loft access, central heating radiator, loft access, door to bedrooms 1,2,3, bathroom and storage.

### Bedroom 1

UPVC double glazed window, central heating radiator, door to en-suite.

### En-Suite

Central heating radiator, WC, pedestal wash basin with mixer tap, direct feed shower, part tiled to complement, tiled effect flooring, extractor.

### Bedroom 2

UPVC double glazed window, central heating radiator.

### Bedroom 3

UPVC double glazed window, central heating radiator.

### Bathroom

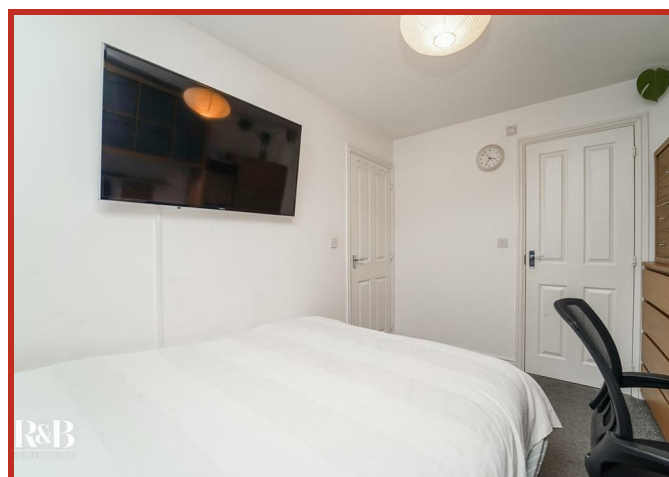
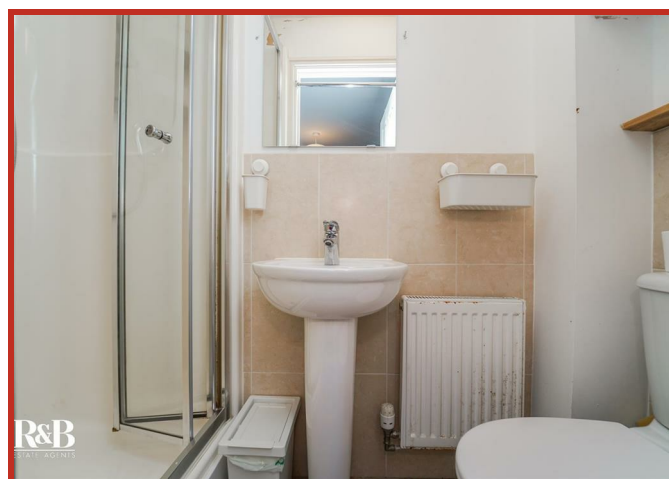
UPVC double glazed window, central heating radiator, WC, pedestal wash basin, mixer tap, paneled bath with mixer tap and rinse head, part tiled to complement, tile effect flooring, extractor fan.

### Rear Garden

Enclosed rear garden with paved seating area and lawn.



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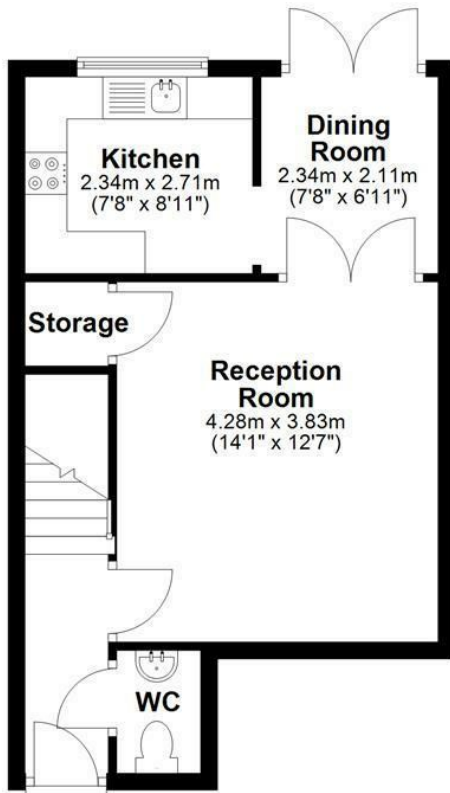
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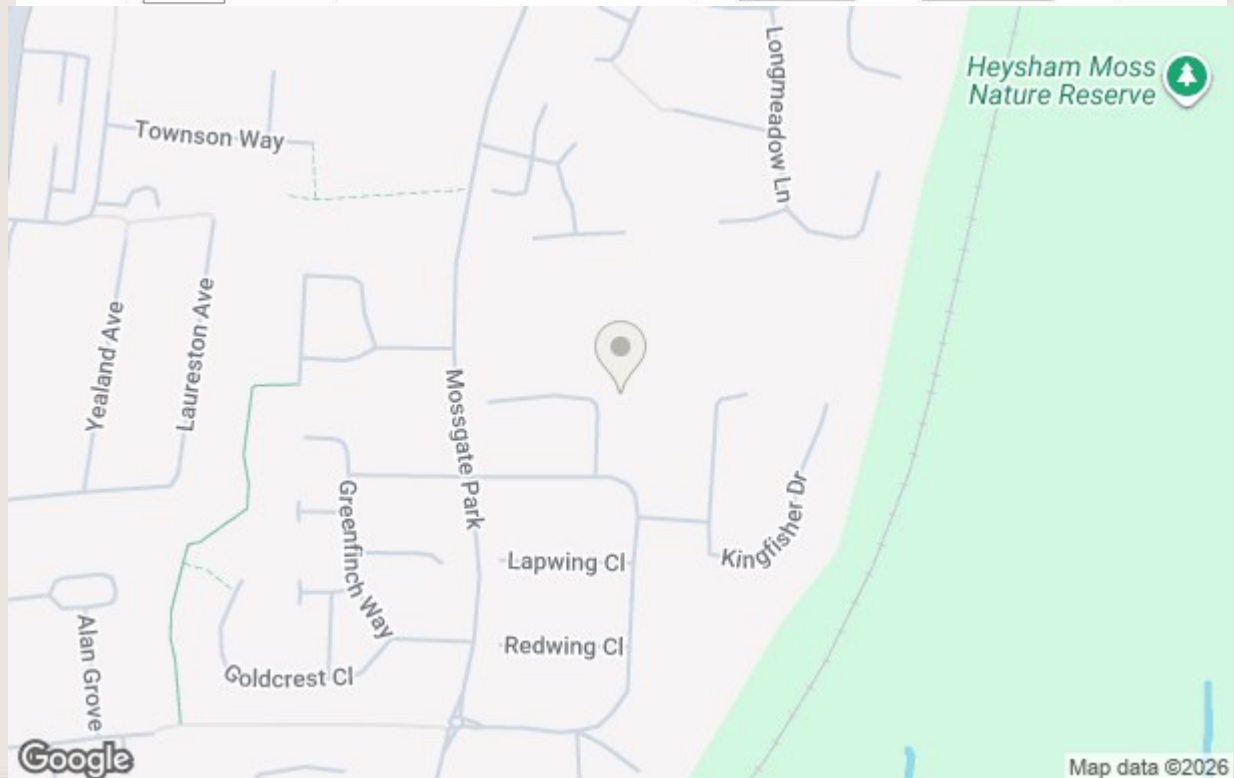
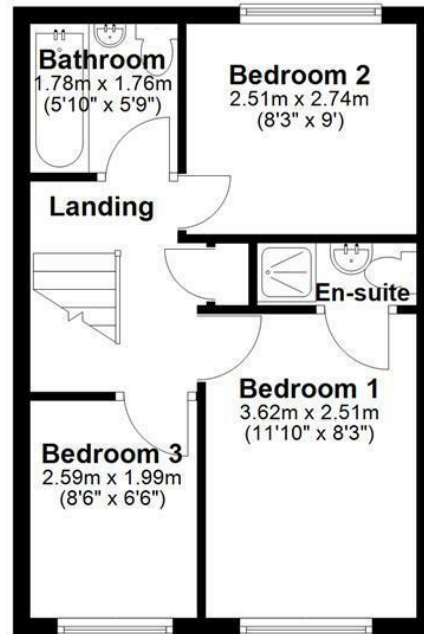
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# Take a nosey round

Ground Floor



First Floor



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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>	
(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 energy efficient - higher running costs	
<b>76</b>	<b>80</b>
England & Wales	
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	
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