



8 Kings Crescent, Heysham,
Morecambe, LA3 1HX

8 Kings Crescent, Heysham, Morecambe

The property at a glance

3  1  2 

- Fantastic Family Home, First Time Buy or Investment!
- Three Bedrooms & Two Reception Rooms
- Fitted Kitchen & Bathroom Suite
- Gas Central Heating Throughout
- Enclosed, Low Maintenance Rear Garden
- Popular Location within Walking Distance of Sea Front
- OFFERED WITH NO CHAIN DELAY!
- Council Tax Band B
- EPC Rating D
- Freehold



Get in touch today

01524 401402
info@gfproperty.co.uk
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£140,000

Get to know the property



A superb family home, first time buy, or buy to let and offered with no chain delay! This three bedroom semi detached property is set on the ever popular Kings Crescent, within walking distance of the sea front!

Entrance is from the side elevation into the welcoming hallway which in turn leads off to two well proportioned reception rooms; the lounge to the front elevation and the dining room on the opposite side of the hall, which in turn leads to the kitchen.

The fitted kitchen offers a range of wall and base units in white with granite effect worktops, space for cooker, fridge and freezer and plumbing for washing machine. The ground floor rooms retain a number of classic features including ceiling coving, picture rails and an open fireplace to the lounge.

Rooms to the first floor include two double bedrooms, a good size single bedroom and a three piece bathroom suite comprising bath with electric feed shower above, pedestal wash hand basin and low flush WC. Additionally, the property benefits from gas central heating throughout.

Externally, there is an attractive garden frontage and to the rear, a sizeable garden offering patio and gravelled areas - ideal for outdoor seating.

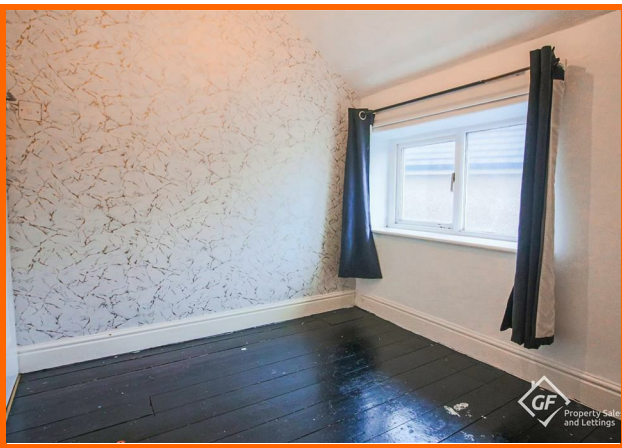
Situated in a popular residential area, the property is in an ideal location close to the sea front with nearby local amenities including shops, schools and bus routes. Morecambe Town Centre is easily accessible, offering a wider range of amenities. Nearby transport links include Morecambe train and bus stations and the Bay Gateway link road provides swift access to the M6 motorway and areas further afield including the Lake District. Morecambe Promenade is a short walk away, offering stunning sea front walks with views across the bay to the Lakeland fells beyond.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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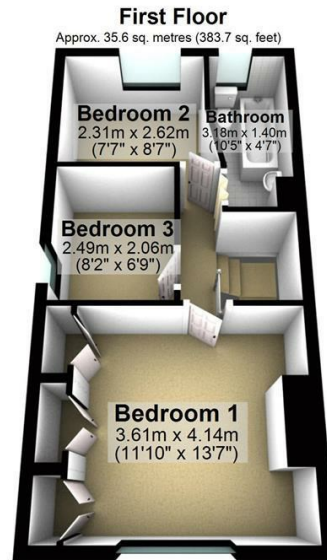
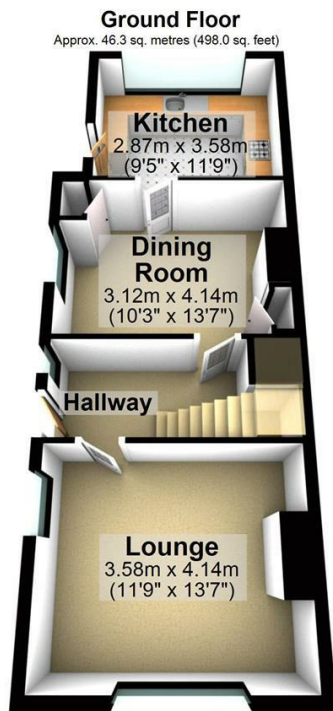
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Take a nosey round



Total area: approx. 81.9 sq. metres (881.7 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.



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

Current Energy Rating: **60**
Potential Energy Rating: **75**