



1 Rydal Grove, Heysham,  
Morecambe, Lancashire,  
LA3 1DU

1, Rydal Grove, Heysham, Morecambe

## *The property at a glance*

2  1  1 

- Deceptively Spacious 'Fisherman's Cottage'
- Two Double Bedrooms
- Balcony with Stunning Sea Views
- Two Reception Rooms & Modern Kitchen
- Ground Floor WC & Superb First Floor Bathroom
- Delightful Rear Garden
- Character Features Throughout
- EPC: C Band: B
- Stunning Coastal Walks
- Offered With No Chain Delay!



Get in touch today

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# £275,000

# Get to know the property



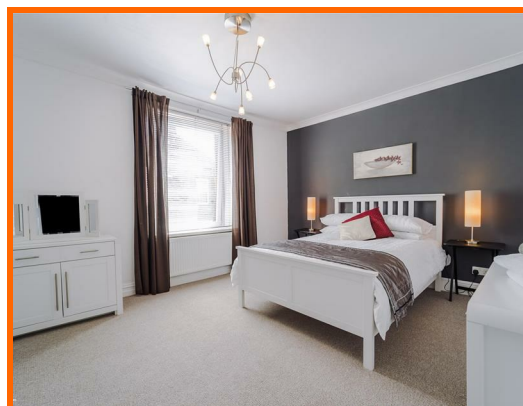
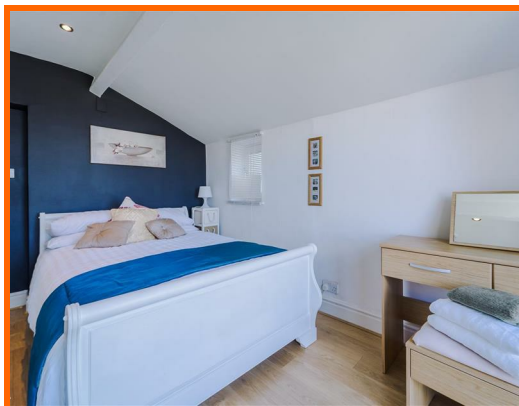
This rare opportunity and unique property is not one to be missed; a deceptively spacious, two bedroom 'fisherman's cottage' boasting a delightful garden and balcony with sea views across Morecambe Bay - perfect for admiring those impressive coastal sunsets!

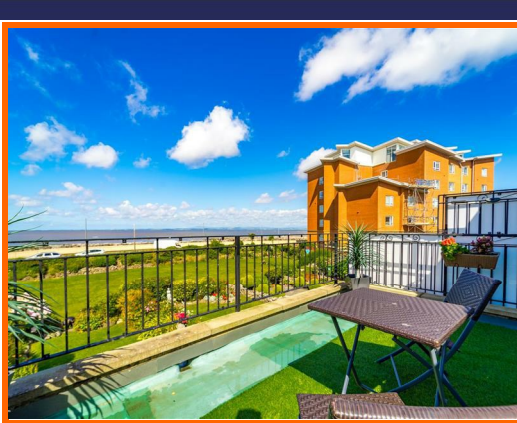
This property provides an amazing set up for either a family home or a holiday let! With the beach on your doorstep and walking distance from amenities this idyllic home suits for all.

Character features such as a stained glass window, open wooden beams, picture rails are further benefits to this charming property.

To the ground floor the property offers two generous reception rooms and a useful ground floor WC. Furthermore, a modern fitted kitchen is located on the same floor with integrated oven, microwave, dishwasher, washing machine, gas hob and extractor hood. To the lower ground floor is a carpeted basement which is ideal for storage, with a range of fitted cupboards and a large window.

Rooms to the first floor include a stunning bathroom suite with shower cubicle, free standing corner bath, WC and 'his and hers' sinks, plus the two double bedrooms, one of which has sliding doors opening out to the superb balcony with spectacular uninterrupted views!





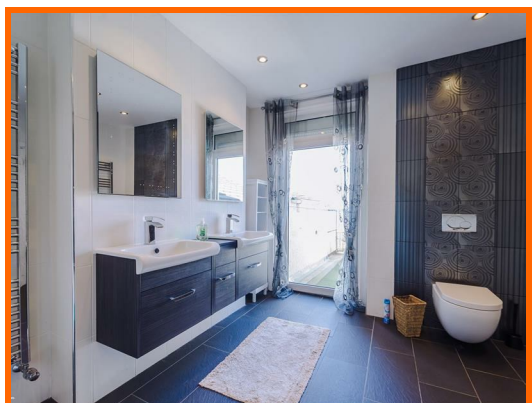
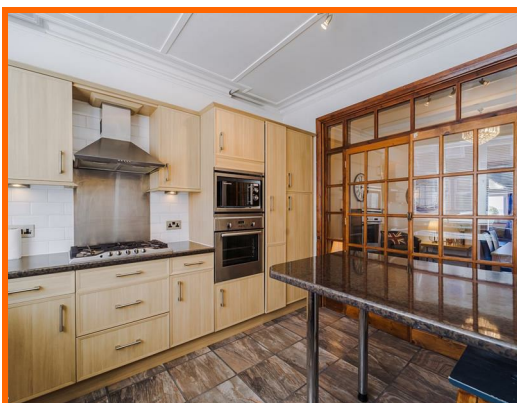
Externally, the rear garden offers a wonderful patio garden area with gate out to a detached garden; a lawned area with attractive flower and shrub borders surrounding. Following the steps, within the garden, will lead you to a large communal sunken lawn to be enjoyed also.

To appreciate the property and it's versatility for both investors and families, we strongly recommend arranging a viewing at your earliest convenience.

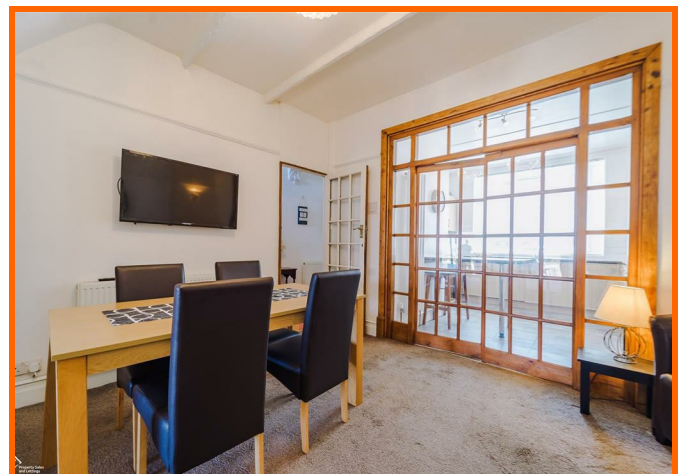
Situated in a great location close to all local amenities including shops, cafes, Post Office, train station and bus routes. The area has also benefits from 'The Bay Gateway' link road, which connects the Morecambe and Heysham areas to the M6 motorway, meaning areas further afield are easily accessible, including the Lake District.

### 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.

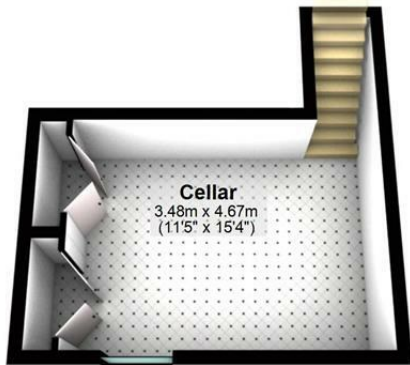


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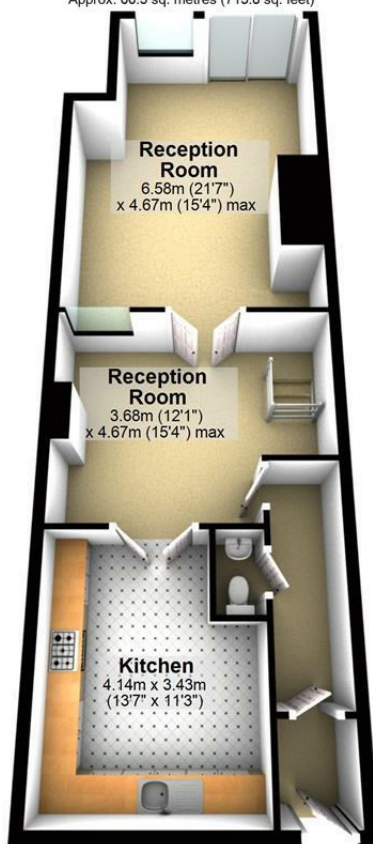




**Ground Floor**  
Approx. 15.0 sq. metres (161.8 sq. feet)



**First Floor**  
Approx. 66.5 sq. metres (715.8 sq. feet)



**Second Floor**  
Approx. 47.8 sq. metres (514.3 sq. feet)



Total area: approx. 129.3 sq. metres (1391.9 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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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		86	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC