



9 Sylvan Place, Heysham,
Morecambe, LA3 2QT

9, Sylvan Place, Heysham, Morecambe

The property at a glance

3  1  2 

- Impressive Semi Detached Bungalow
- Fantastic Plot With Driveway & Garage
- Excellent Condition Throughout
- Spacious Kitchen Diner & Utility Room
- Three Bedrooms
- Idyllic Cul-de-sac Location
- Driveway & Garage
- Council Tax Band D
- Freehold
- EPC Rating D



Get in touch today

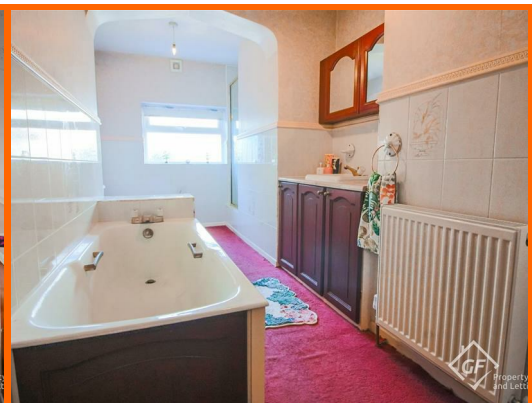
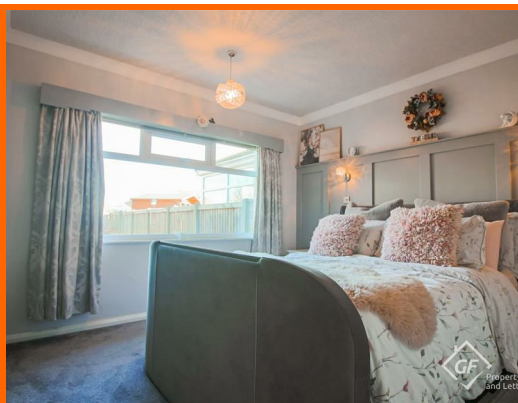
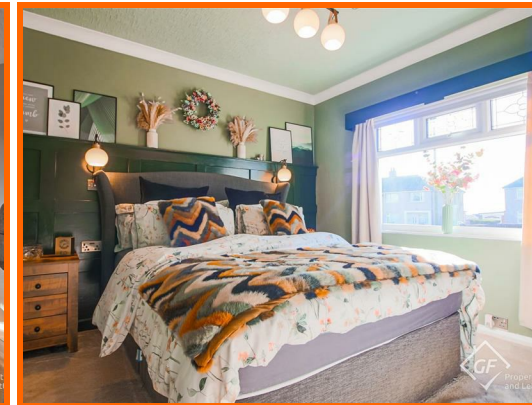
01524 401402
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£320,000

Get to know the property



Beautifully presented three bedroom, semi detached bungalow boasting a large driveway, garage and delightful rear garden. Nestled in a quiet Cul-de-sac location, within easy reach of the M6 link road, Heysham Village amenities and the stunning seafront which can be seen from the idyllic Sylvan Place! This property must be viewed to appreciate the quality on offer.



Ground Floor

Entrance Porch

1.12m x 0.97m (3'8 x 3'2)

UPVC double glazed front entrance door and door to the hallway.

Hallway

3.81m x 1.93m (12'6 x 6'4)

Doors to reception room, two bedrooms, bathroom and kitchen.

Reception Room

3.63m x 3.30m (11'11 x 10'10)

UPVC double glazed window, central heating radiator, cast iron multi fuel burning stove with tiled hearth and wooden mantel, television point and wood flooring.

Bedroom One

3.33m x 3.10m (10'11 x 10'2)

UPVC double glazed window, central heating radiator and coving.

Bedroom Two

3.48m x 3.33m (11'5 x 10'11)

UPVC double glazed window, central heating radiator and fitted wardrobes.

Bathroom

5.03m x 1.98m (16'6 x 6'6)

UPVC double glazed frosted window, central heating radiator, panelled bath, shower unit, WC, vanity top wash basin, fitted storage and part tiled elevations.

Kitchen

4.34m x 1.88m (14'3 x 6'2)

Three UPVC double glazed windows, range of wall and base units with slate effect surfaces, granite coated sink with drainer and mixer tap, space for range cooker, extractor hood, stairs to the first floor and door to the utility.

Utility Room

2.97m x 2.21m (9'9 x 7'3)

UPVC double glazed window and door to the rear.

First Floor

Bedroom Three

4.75m x 3.53m (15'7 x 11'7)

UPVC double glazed dormer window, central heating radiator and fitted wardrobes.

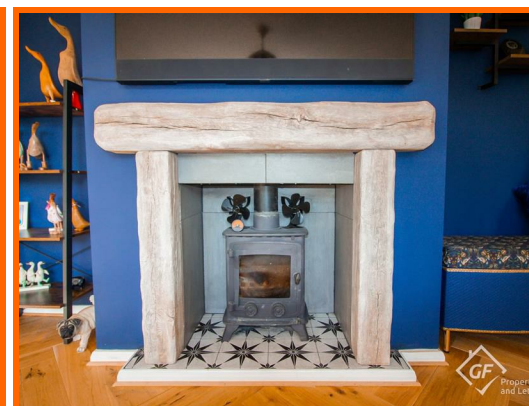
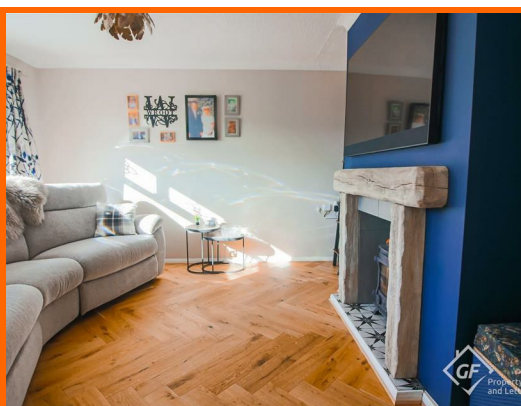
External

Front

Off road parking for numerous vehicles.

Rear

Laid to lawn garden with planted beds, greenhouse and two sheds.



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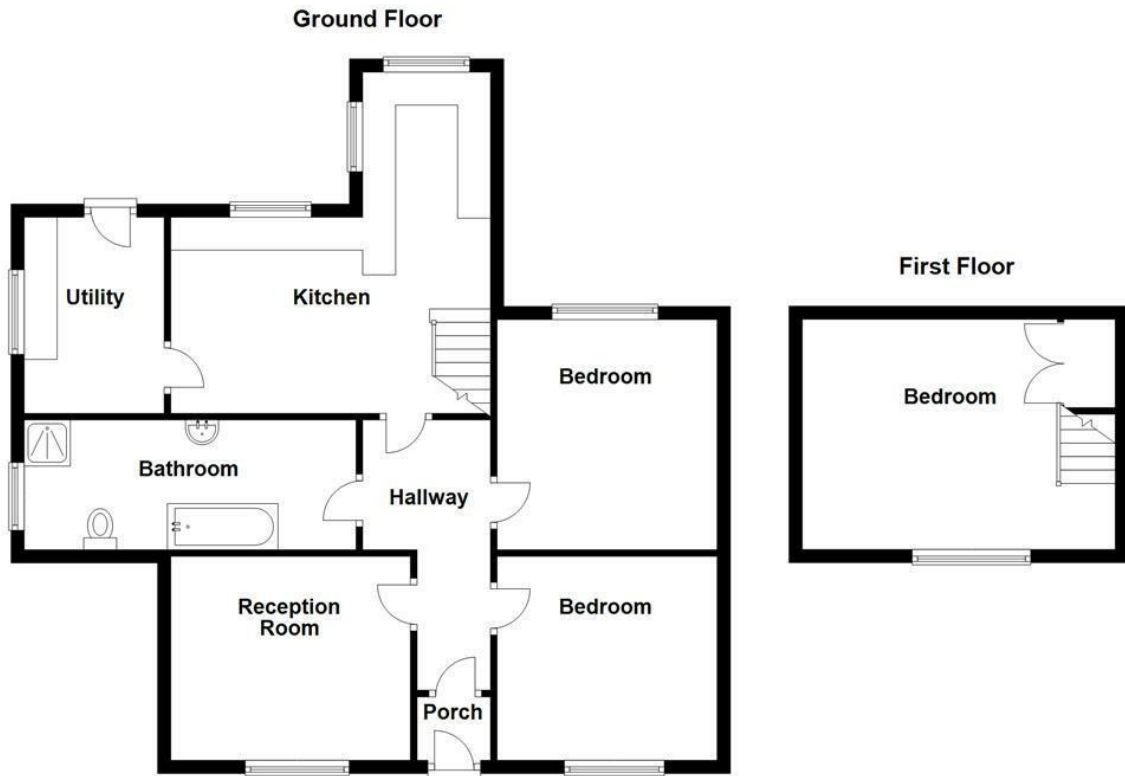
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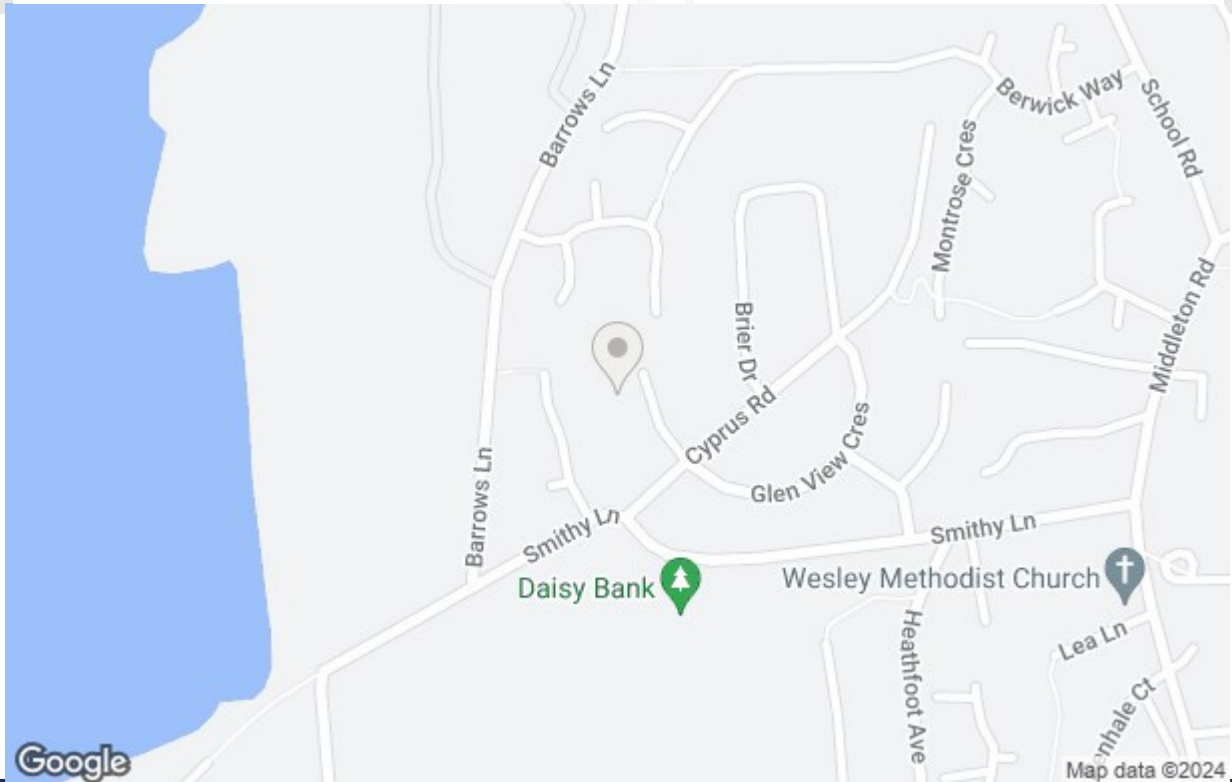
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Take a nosey round



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.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
63	82		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(65-80) C</p> <p>(55-64) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(65-80) C</p> <p>(55-64) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	