



436 Heysham Road,  
Morecambe, LA3 2BL

436, Heysham Road, Morecambe

## *The property at a glance*

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Fitted Kitchen
- Two Spacious Reception Rooms
- Three Piece Bathroom
- Paved & Laid To Lawn Wrap Around Gardens
- Off Road Parking & Garage
- Freehold
- Council Tax Band C
- EPC Rating: D



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £295,000

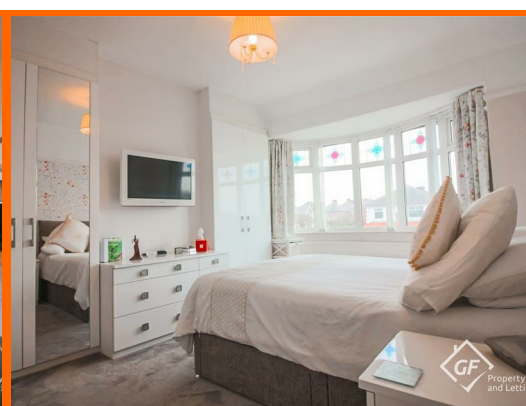
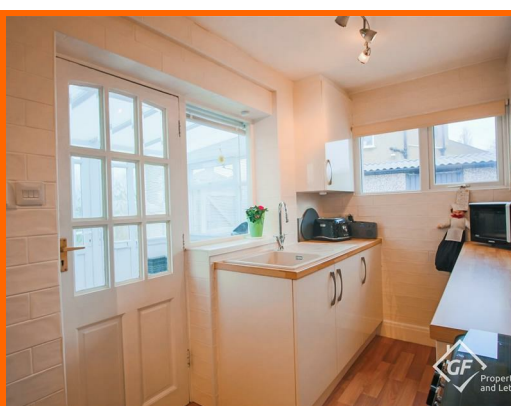
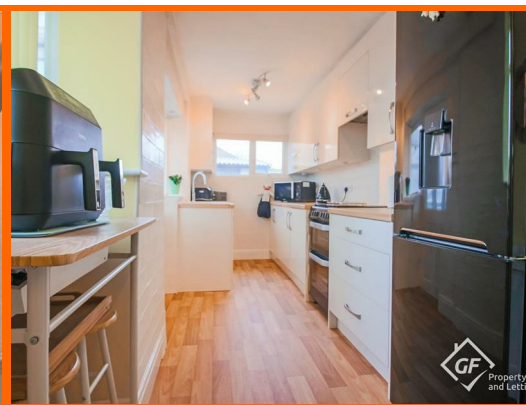
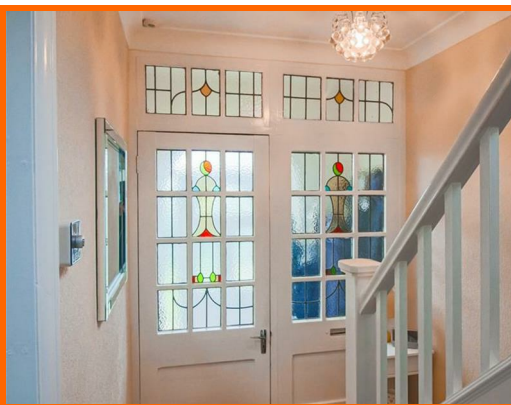
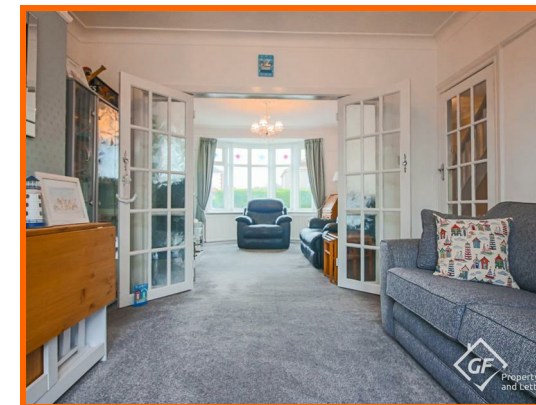
# Get to know the property



Superb semi detached property boasting three bedrooms, two reception rooms, conservatory and large wrap around garden with driveway and garage.

Situated within easy reach of the idyllic Heysham Village, stunning coastal walks and sought after primary schools with easy access to the M6 link road.

This property must be viewed to appreciate the accommodation on offer, please contact us on 01524 401 402 to book an appointment.



## Ground Floor

### Entrance Vestibule

1.83m x 0.76m (6' x 2'6)

Composite double glazed front entrance Rockdoor and hardwood stained glass door to the hallway.

### Hallway

3.76m x 1.83m (12'4 x 6')

Frosted window to reception room one, central heating radiator, coving, wood effect flooring, stairs to the first floor and doors to kitchen and reception room two.

### Reception Room Two

3.76m x 3.56m (12'4 x 11'8)

Central heating radiator, picture rail, coving, hardwood single glazed double doors to reception room one and UPVC double glazed French doors to the rear.

### Reception Room One

3.66m x 3.56m (12' x 11'8)

UPVC double glazed bow window, central heating radiator, gas fire with decorative surround, television point, two feature wall lights, picture rail and coving.

### Kitchen

5.69m x 1.75m (18'8 x 5'9)

UPVC double glazed windows, range of high gloss wall and base units with wood effect surfaces and tiled splashbacks, sink with drainer and mixer tap, space for cooker and fridge freezer, wood effect flooring and door to the conservatory.

### Conservatory

2.77m x 2.13m (9'1 x 7')

UPVC double glazed windows and French doors to the side elevation.

## First Floor

### Landing

2.01m x 1.83m (6'7 x 6')

UPVC double glazed window and doors to three bedrooms and bathroom.

### Bedroom One

3.66m x 3.20m (12' x 10'6)

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

### Bedroom Two

3.73m x 3.20m (12'3 x 10'6)

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

### Bedroom Three

2.51m x 1.88m (8'3 x 6'2)

UPVC double glazed window and central heating radiator.

### Bathroom

2.77m x 1.83m (9'1 x 6')

Two UPVC double glazed frosted window, panelled bath with direct feed shower overhead, vanity top wash basin, dual flush WC, tiled elevations, extractor fan and tiled flooring.

## External

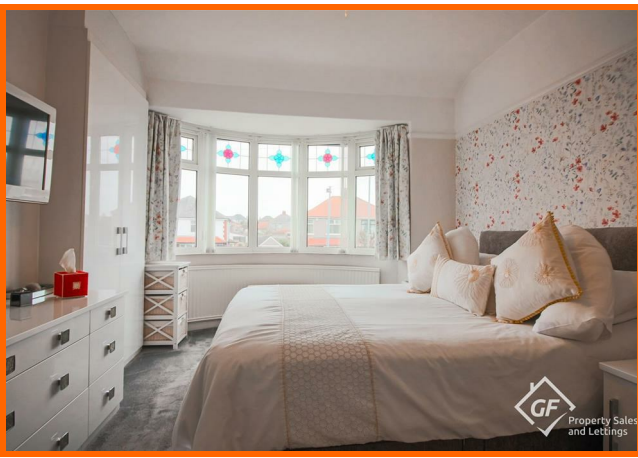
### Front

Laid to lawn garden wrapping round to the side and a paved pathway to the front door. To the side is a paved driveway providing off road parking and access to the garage.

### Rear

Paved garden.

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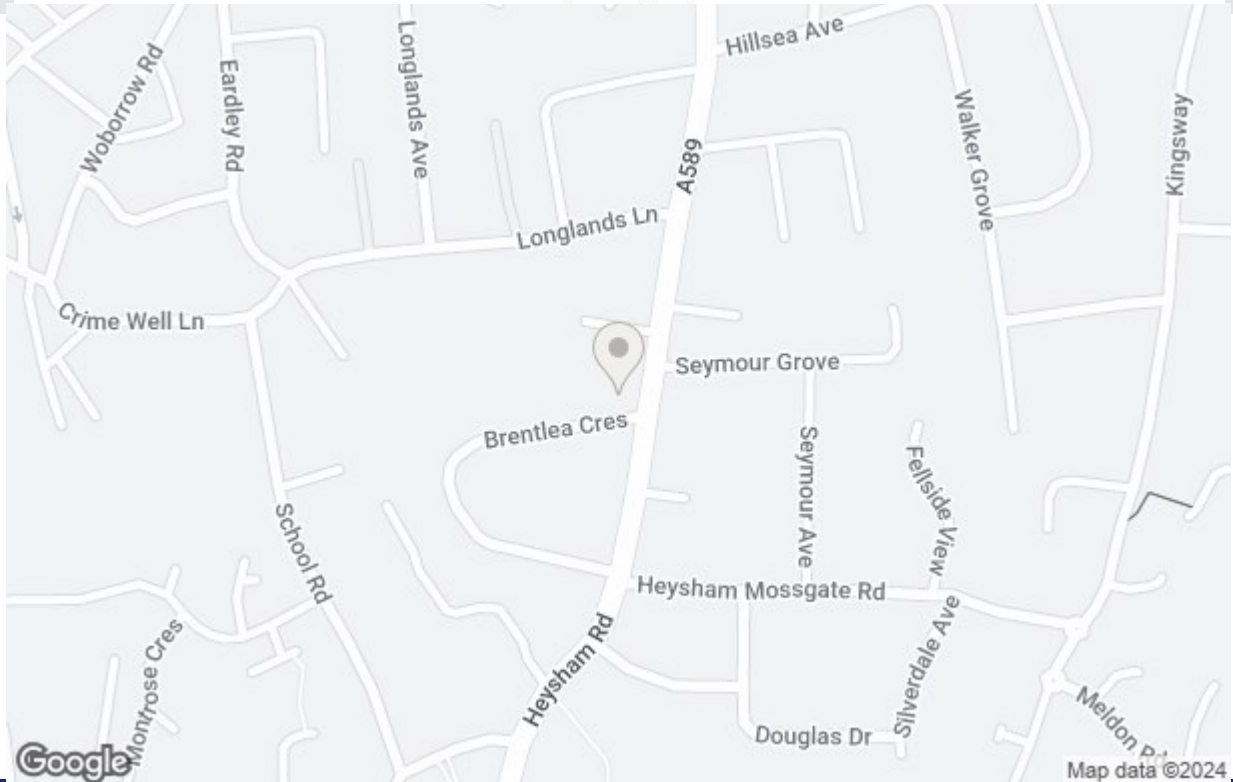
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# Take a nosey round



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		Current	Potential	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>				(82 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>	(68-80) <b>B</b>			
(65-80) <b>C</b>				(55-68) <b>C</b>			
(55-64) <b>D</b>			<b>56</b>	(39-54) <b>D</b>			
(39-54) <b>E</b>				(21-38) <b>E</b>			
(21-38) <b>F</b>				(1-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
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	