



12 Hillmount Avenue,
Heysham, Morecambe,
LA3 2DQ

12, Hillmount Avenue, Heysham, Morecambe

The property at a glance

3  1  2 

- Recently Renovated Semi Detached Property
- Three Bedrooms (Two Double)
- Contemporary Open Plan Dining Kitchen
- Spacious Reception Room With Bay Window
- Four Piece Bathroom
- Extensive Rear Garden
- New Central Heating System & Fully Rewired
- EPC Rating G
- Freehold
- Council Tax Band: C



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£325,000

Get to know the property



If you are looking for something that little bit special then this is a must view. Refurbished throughout to a very high standard the current owner has carefully crafted a stunning family home. Spacious and light throughout and situated on a large plot including a converted garage which could be used for a games room or home office etc.

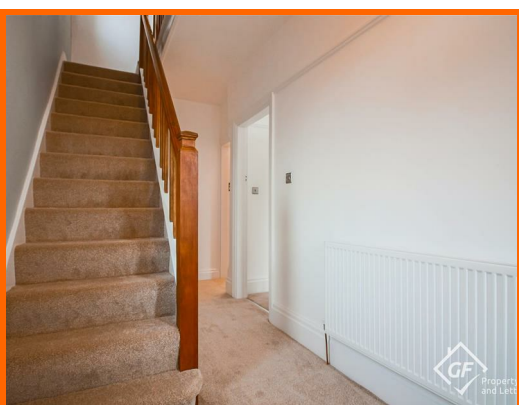
The property comprises, welcoming entrance hall with useful separate utility room, large and light living room and to the rear a stunning modern entertaining space with a brand new fitted kitchen which includes integrated dishwasher, hob and oven and this all flows into the dining room with French doors leading out onto the rear garden.

To the first floor there are two double bedrooms and a single room with a newly installed four piece family bathroom with separate shower and bath. Externally the property has everything you could wish for with driveway parking for several cars, front garden and to the rear alongside the converted garage you have the perfect family garden with good sized lawn.

Situated only a short distance from the idyllic Heysham Village, the stunning seafront and a variety of local amenities.

Some important details to note the loft has been newly insulated and the windows have also been newly installed. The property is only a short walk to the library, post office and shops plus the beach is also close by!

Call 01524 401402 to book a viewing today.





Ground Floor

Entrance Hallway

Composite double glazed entrance door, UPVC double glazed frosted window, central heating radiator, picture rail, smoke alarm, stairs to the first floor, understairs storage/utility and doors to the reception room and open plan dining kitchen.

Understairs Storage/Utility

1.45m x 0.71m (4'9 x 2'4)

Plumbing for washing machine.

Reception Room One

3.89m x 3.84m (12'9 x 12'7)

UPVC double glazed bay window, central heating radiator, exposed brick fireplace with slate tiled hearth, picture rail and coving.

Open Plan Dining Kitchen

5.74m x 3.76m (18'10 x 12'4)

UPVC double glazed window, central heating radiator, range of wall and base units with marble effect surfaces, stainless steel sink with drainer and mixer tap, oven with four ring induction hob, extractor hood, integrated dishwasher, space for fridge freezer, spotlights, wood effect flooring and UPVC double glazed French doors to the rear.

First Floor

Landing

UPVC double glazed frosted window, loft access, smoke alarm, picture rail and doors to three bedrooms and bathroom.

Bedroom One

3.89m x 3.76m (12'9 x 12'4)

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

Bedroom Two

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

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

Bedroom Three

2.46m x 2.24m (8'1 x 7'4)

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

Bathroom

2.44m x 2.26m (8' x 7'5)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, panelled bath, direct feed shower unit, part tiled elevations, spotlights, extractor fan and wood effect flooring.

External

Front

Laid to lawn garden with stone chipped bedding and block paved driveway providing off road parking.

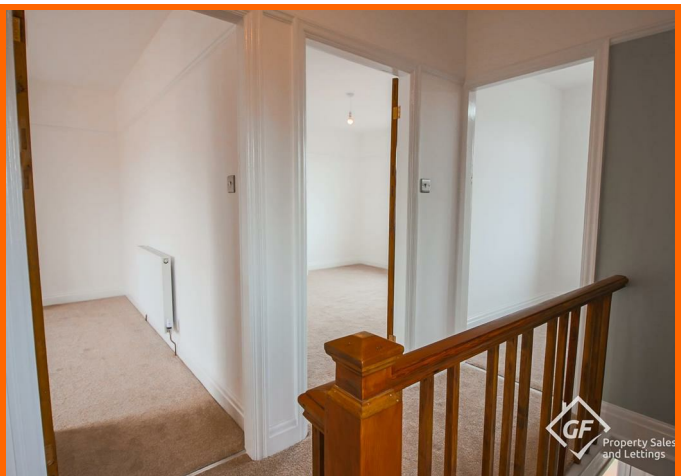
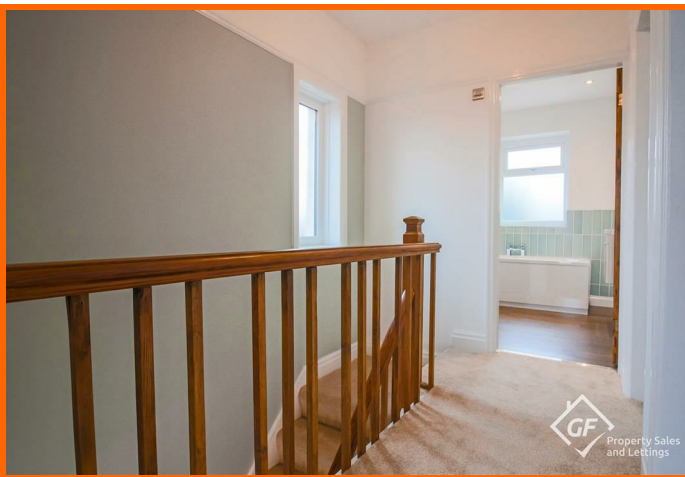
Rear

Enclosed laid to lawn garden with bedding areas, paved pathway and access to the garage.

Garage

4.32m x 2.64m (14'2 x 8'8)

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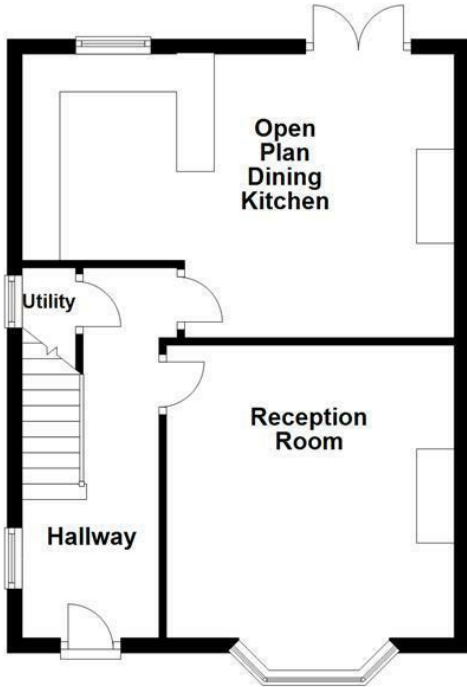


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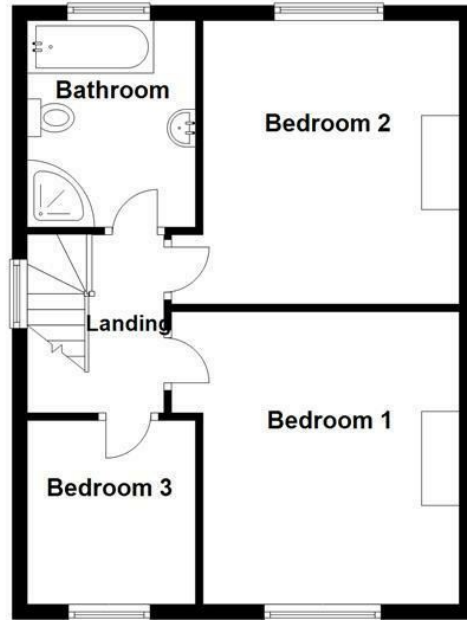
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Take a nosey round

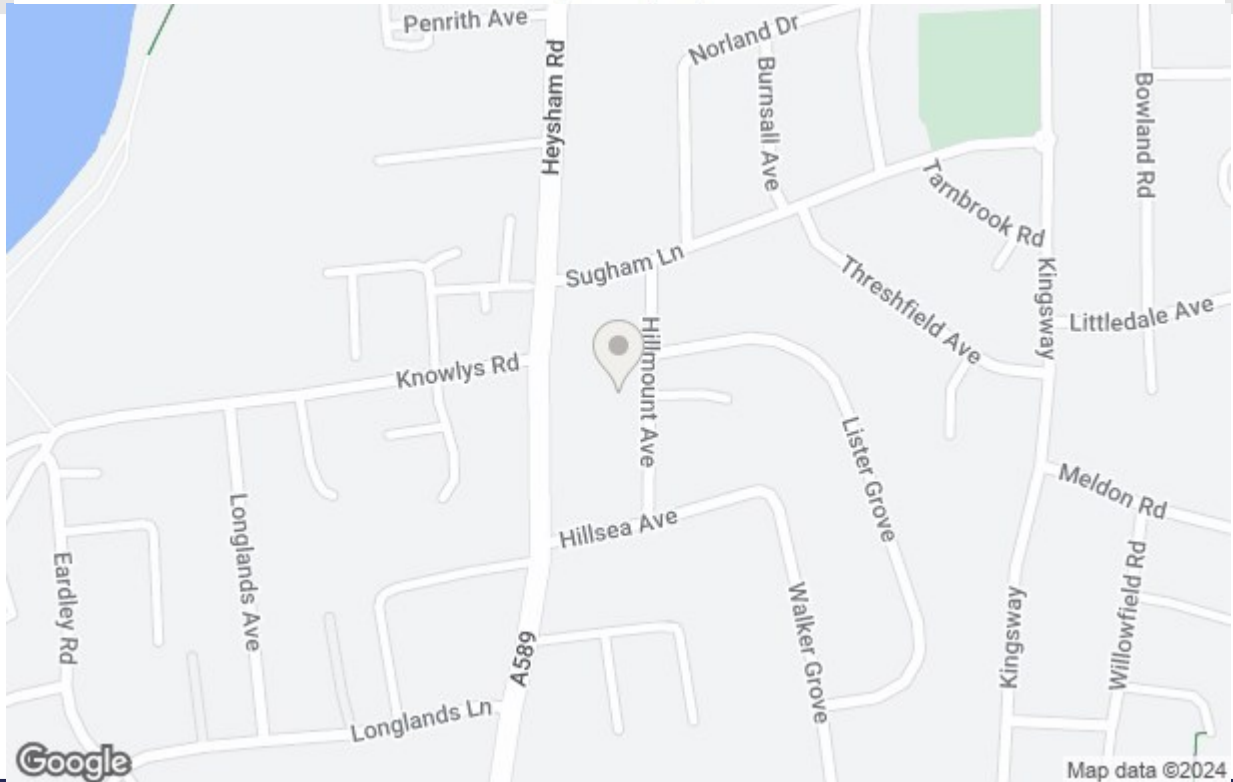
Ground Floor



First Floor



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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-81) B	
(65-80) C		(45-60) C	
(55-64) D		(35-44) D	
(39-54) E		(25-34) E	
(21-38) F		(15-24) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
74		16	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC