



11 Chedworth Avenue,  
Heysham, LA3 2HL

11, Chedworth Avenue, Heysham

## *The property at a glance*

4  1  2 

- Detached Property
- Four Bedrooms
- Fitted Kitchen
- Two Spacious Reception Rooms
- Three Piece Shower Room
- Enclosed Rear Garden
- Off Road Parking & Garage
- Freehold
- Council Tax Band C
- EPC Rating: C



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £270,000



# Get to know the property

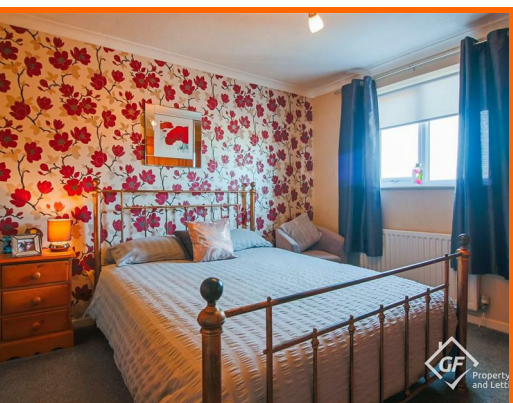
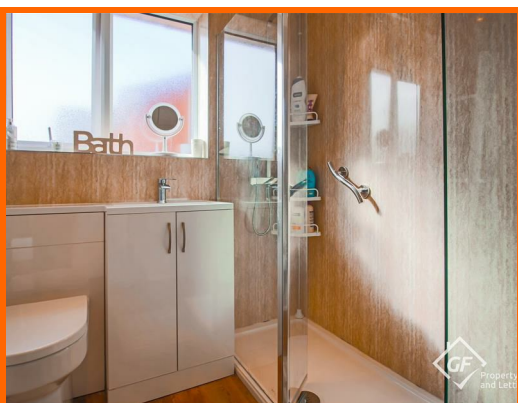


A BEAUTIFUL FOUR BED FAMILY HOME WITH GORGEOUS BACK GARDEN PERFECT FOR ENTERTAINING

This beautiful four bedroom home, complete with a stunning back garden designed for entertaining. From spacious living areas to modern amenities, this residence offers both style and functionality. Whether you're hosting gatherings or enjoying quiet moments outdoors, the gorgeous garden provides the ideal backdrop for creating lasting memories with loved ones. Don't miss the chance to make this exquisite property your forever home!

The property comprises briefly, to the ground floor: entrance through to the hallway. Doors then lead to reception, kitchen, WC, boiler cupboard and stairs to first floor. The kitchen has a door to the dining room and to the side driveway. From the dining room doors lead to the conservatory then doors lead to the rear garden. First floor landing, doors lead to four bedrooms, storage and shower room.

For further information, or to arrange a viewing, please contact our GF Morecambe team at your earliest convenience.



## Ground Floor

### Entrance Hallway

3.28m x 2.31m (10'9 x 7'7)

Composite double glazed entrance door, central heating radiator, smoke alarm, laminate flooring, stairs to the first floor and doors to reception room, kitchen, boiler room and WC.

### Boiler Room

0.79m x 0.64m (2'7 x 2'1)

Vaillant boiler.

### WC

1.37m x 1.19m (4'6 x 3'11)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, part tiled elevations and laminate flooring.

### Reception Room

4.80m x 3.58m (15'9 x 11'9)

UPVC double glazed window, central heating radiator, living flame effect electric fire with marble effect surround, coving, laminate flooring and composite frosted double doors to the dining room.

### Kitchen

4.24m x 2.31m (13'11 x 7'7)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces and tiled splashbacks, composite one and a half bowl sink with drainer and mixer tap, Samsung electric oven, Indesit five ring gas hob, extractor hood, plumbing for dishwasher, space for fridge freezer, spotlights, tiled flooring, open to the dining room and door to the rear.

### Dining Room

3.63m x 3.58m (11'11 x 11'9)

Central heating radiator, picture rail, laminate flooring and double doors to the conservatory.

### Conservatory

3.45m x 2.44m (11'4 x 8')

UPVC double glazed windows, central heating radiator, sloped PVC roof, laminate flooring and double doors to the rear.

## First Floor

### Landing

UPVC double glazed window, loft access and doors to four bedrooms, shower room and storage.

### Bedroom One

3.73m x 3.23m (12'3 x 10'7)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

3.25m x 2.72m (10'8 x 8'11)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Three

3.12m x 2.69m (10'3 x 8'10)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Four

2.74m x 2.69m (9' x 8'10)

UPVC double glazed window and central heating radiator.

### Shower Room

2.29m x 1.85m (7'6 x 6'1)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, part tiled elevations, part PVC elevations, spotlights and laminate flooring.

## External

### Front

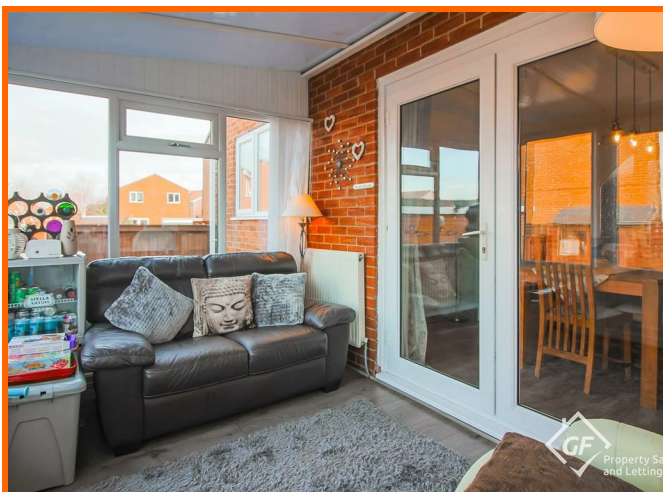
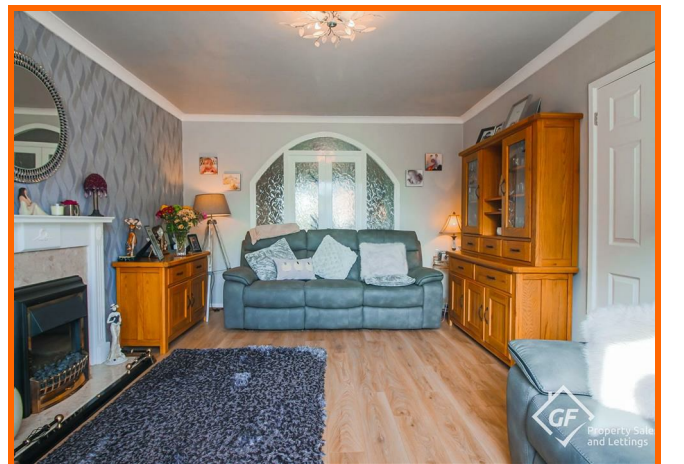
Driveway providing off road parking leading to the garage.

### Rear

Artificial lawn garden with paving, shed and access to the garage.



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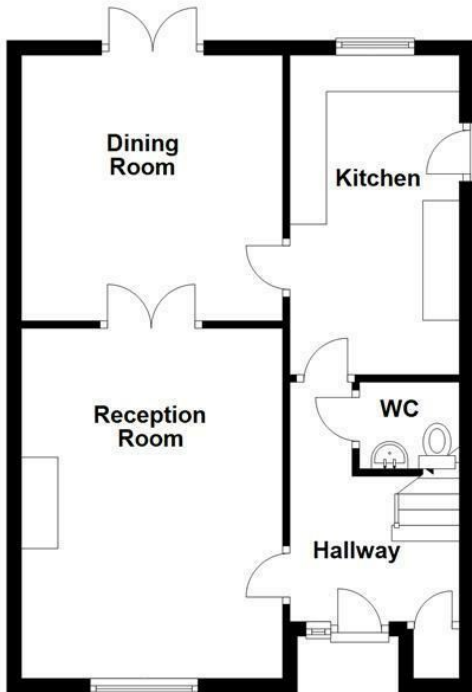
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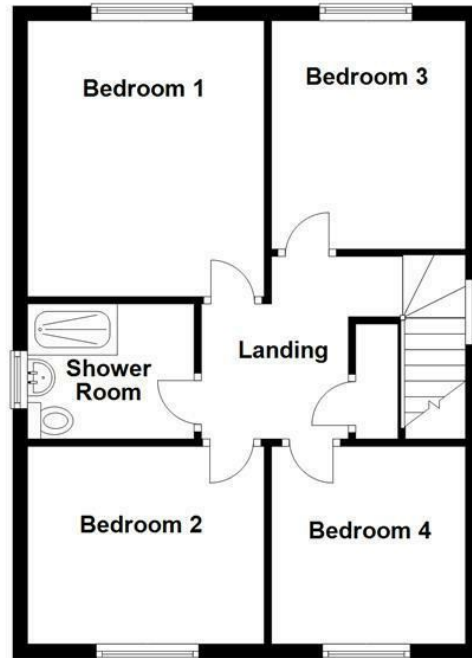


# Take a nosey round

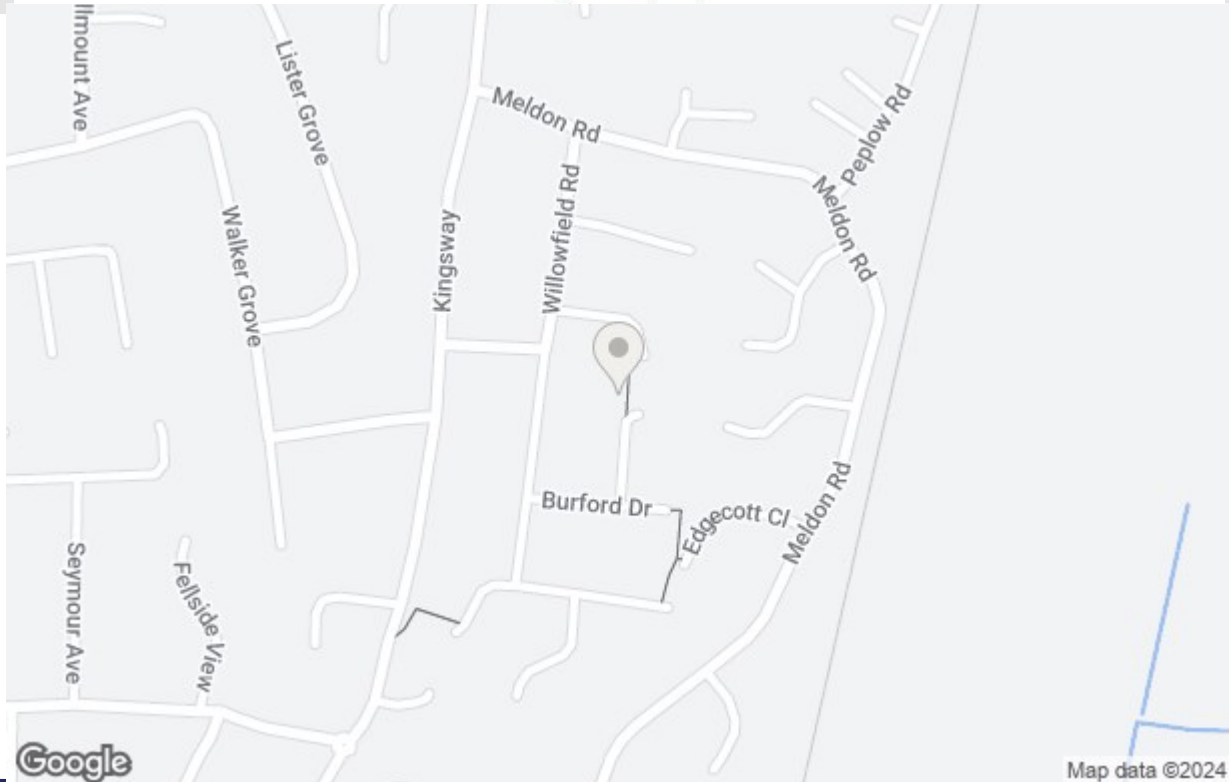
Ground Floor



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	
Current	Potential
69	82

Very energy efficient - lower running costs

(92 plus) **A**  
(81-91) **B**  
(65-80) **C**  
(55-64) **D**  
(39-54) **E**  
(21-38) **F**  
(1-20) **G**

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

(82 plus) **A**  
(65-80) **B**  
(55-64) **C**  
(39-54) **D**  
(21-38) **F**  
(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC