



5 Arncliffe Road, Heysham, LA3  
2AT

5 Arncliffe Road, , Heysham

## *The property at a glance*

2  1  1 

- Semi Detached Property
- Two Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Shower Room
- Front & Rear Gardens
- Off Road Parking
- Freehold
- Council Tax Band B
- EPC Rating: D



Get in touch today

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

# £160,000

# Get to know the property



GF Properties are delighted to offer this larger than average, semi detached bungalow boasting a beautiful kitchen diner opening to the sun room, two double bedrooms, spacious lounge and ground floor shower room. Externally, the property benefits from a front and rear garden and driveway providing off road parking. Situated within easy reach of the stunning seafront, local amenities and the M6 link road. Offered with no chain delay!

## Entrance Hallway

**9'9 x 6'8**

UPVC double glazed entrance door, central heating radiator, stairs to the first floor and doors to bedroom one, reception room, shower room and kitchen.

## Bedroom One

**9'6 x 9'2**

UPVC double glazed window and central heating radiator.

## Reception Room

**16'3 x 10'11**

UPVC double glazed bay window, two central heating radiators, gas fire with marble effect surround and wooden mantel, three feature wall lights.

## Shower Room

**6'9 x 5'5**

UPVC double glazed frosted window, direct feed shower, pedestal wash basin, low basin WC, part tiled elevations, PVC panelled elevations in shower and laminate flooring.

## Kitchen

**15' x 10'**

UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect surfaces and tiled splashbacks, stainless steel sink with drainer and mixer tap, space for cooker, extractor hood, integrated washing machine, space for fridge and freezer, storage cupboard housing the boiler and hardwood door to the sun room.

## Sun Room

**8'7 x 6'2**

UPVC double glazed windows, polycarbonate roof and UPVC double glazed door to the rear.

## First Floor

### Bedroom Two

**12'11 x 9'11**

UPVC double glazed window, central heating radiator, fitted wardrobes and doors to a store room and to the eaves.

### Store Room

Velux window.

## External

### Front

Paved and planted garden with driveway providing off road parking.

### Rear

Laid to lawn garden with paving, planted beds and a shed.



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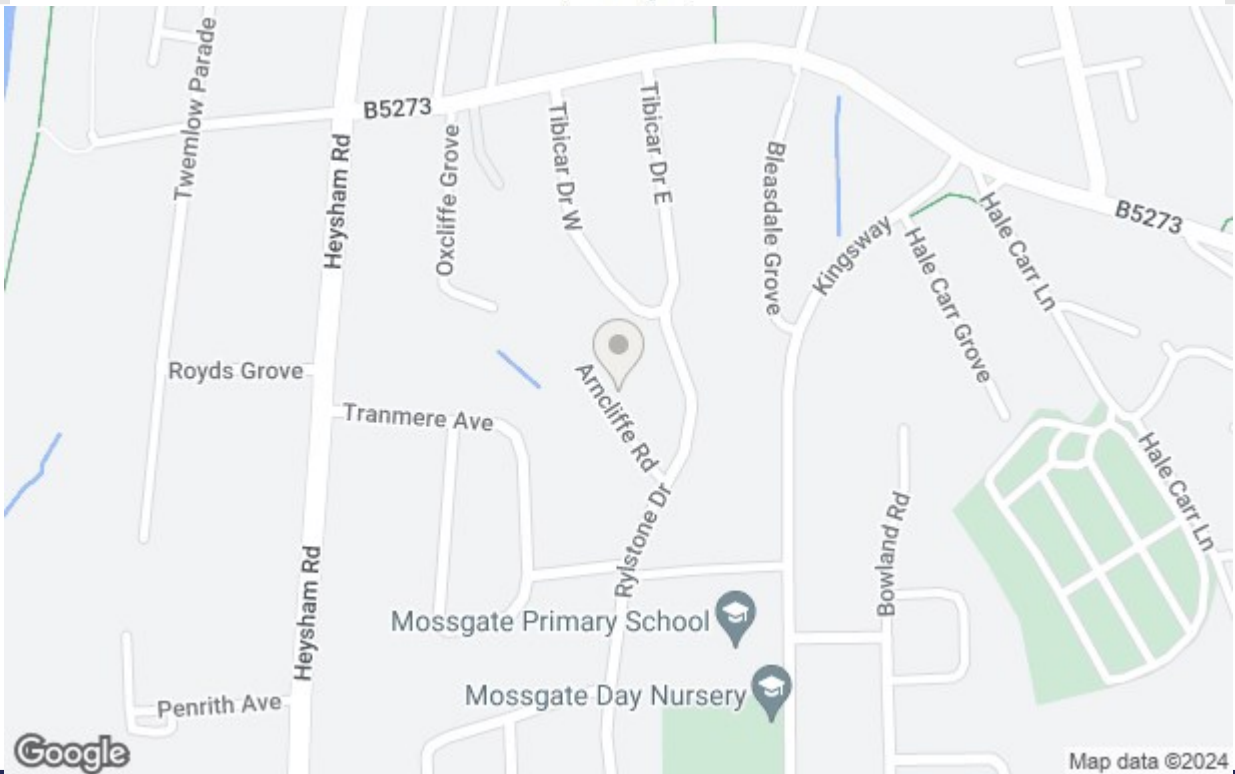
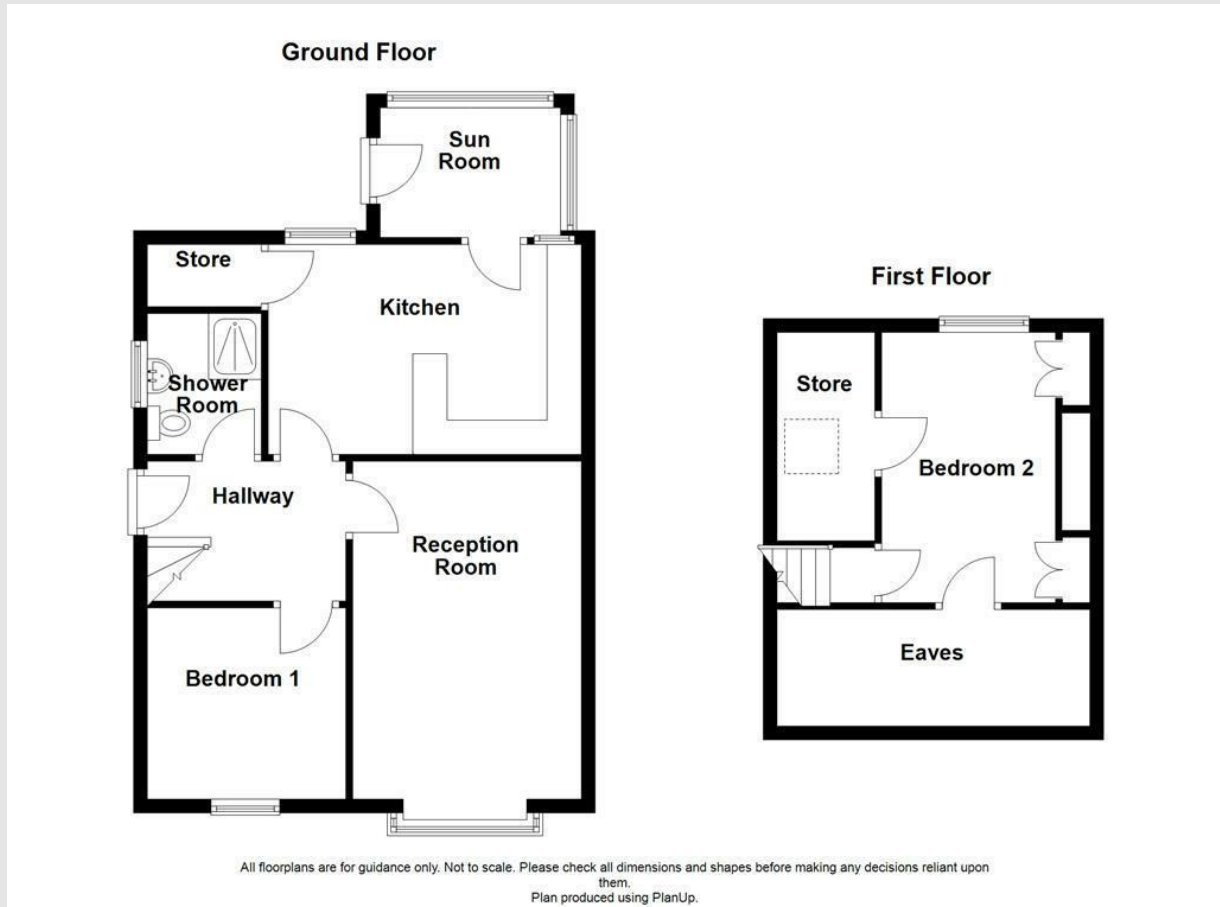
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# Take a nosey round



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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>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(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	

Current Energy Rating: **65**  
Potential Energy Rating: **81**