



66 Lister Grove, Heysham,  
LA3 2DG

66, Lister Grove, Heysham

## *The property at a glance*

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Open Plan Living Kitchen, Utility Room & Ground Floor WC
- Modern Shower Room
- Extensive Rear Garden
- Envious Open Views
- Detached Garage & Off Road Parking
- Freehold
- Council Tax Band C
- EPC Rating: D



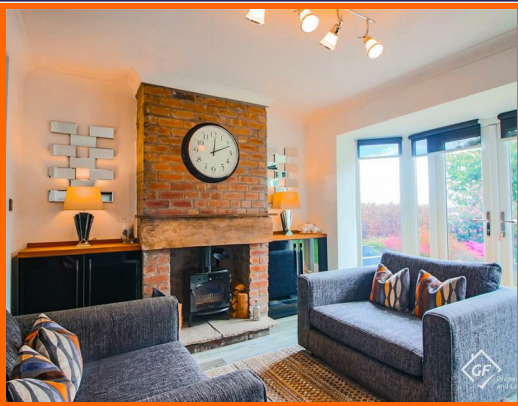
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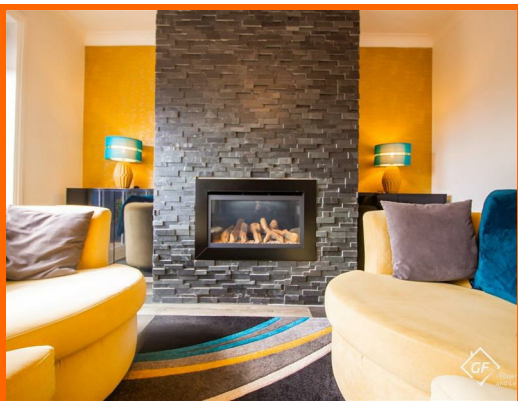
# £295,000



# Get to know the property



A unique opportunity to purchase this semi detached property, nestled in an elevated position enjoying rural views across to the trough of Bowland. Located in the sought after village of Heysham boasting a range of local amenities, transport links, beautiful coastal walks and the M6 link road.



## Ground Floor

### Entrance Hallway

UPVC double glazed entrance door, central heating radiator, wood flooring, stairs to the first floor and open to reception room one and kitchen.

### Reception Room One

5.69m x 4.06m (18'8 x 13'4)

UPVC double glazed windows and French doors to the rear, inset remote controlled gas fire to the chimney breast, media wall with television point, coving and wood flooring.

### Kitchen

3.00m x 2.46m (9'10 x 8'1)

UPVC double glazed window, range of high gloss wall and base units with wood surfaces, exposed brick elevations, inset sink with mixer tap, electric oven with four ring gas hob, extractor hood, integrated fridge, spotlights, wood flooring, open to reception room two and door to the utility.

### Reception Room Two

3.63m x 3.20m (11'11 x 10'6)

UPVC double glazed bay window and French doors to the rear, log burning stove to an exposed brick chimney breast, coving and wood flooring.

### Utility Room

2.01m x 1.60m (6'7 x 5'3)

Two UPVC double glazed windows, central heating radiator, laminate worktop, tiled elevations, plumbing for washing machine, space for fridge, freezer, dishwasher and door to the WC.

### WC

## First Floor

### Landing

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

### Bedroom One

3.96m x 2.87m (13' x 9'5)

Central heating radiator, fitted wardrobes, coving, wood flooring and UPVC double glazed French doors to the Juliet balcony.

### Bedroom Two

3.61m x 3.02m (11'10 x 9'11)

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

### Bedroom Three

2.64m x 2.13m (8'8 x 7')

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

### Shower Room

2.97m x 2.31m (9'9 x 7'7)

Three UPVC double glazed frosted windows, direct feed shower unit, two vanity top wash basins, dual flush WC, tiled elevations, PVC panelled ceiling with spotlights and tiled flooring.

### Front

Off road parking space and steps down to the entrance door.

### Rear

Extensive laid to lawn garden with multilevel decking, BBQ area, planted beds and beautiful open views.



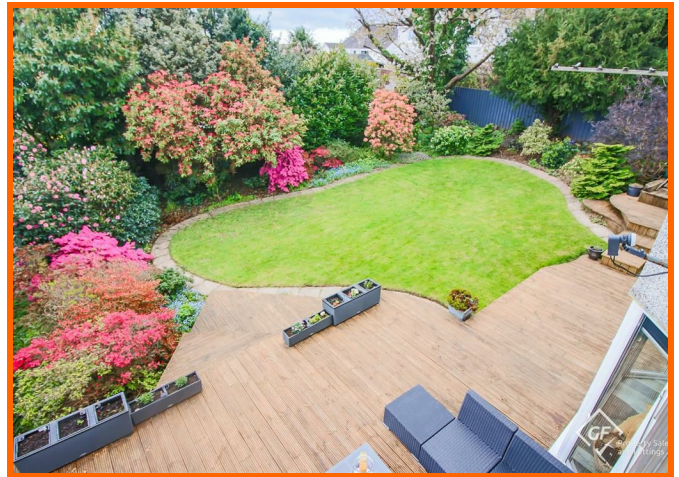


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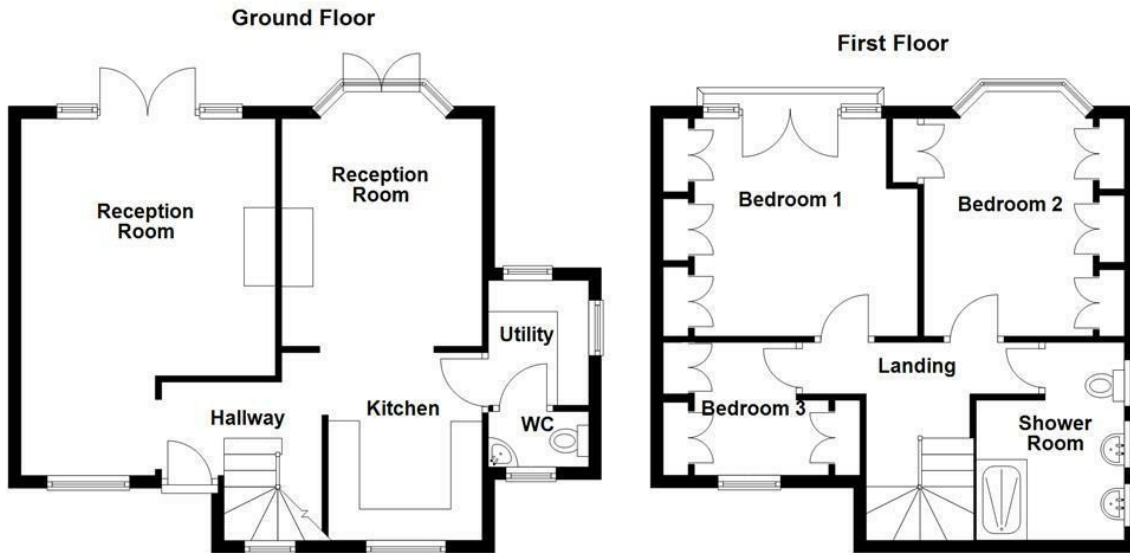
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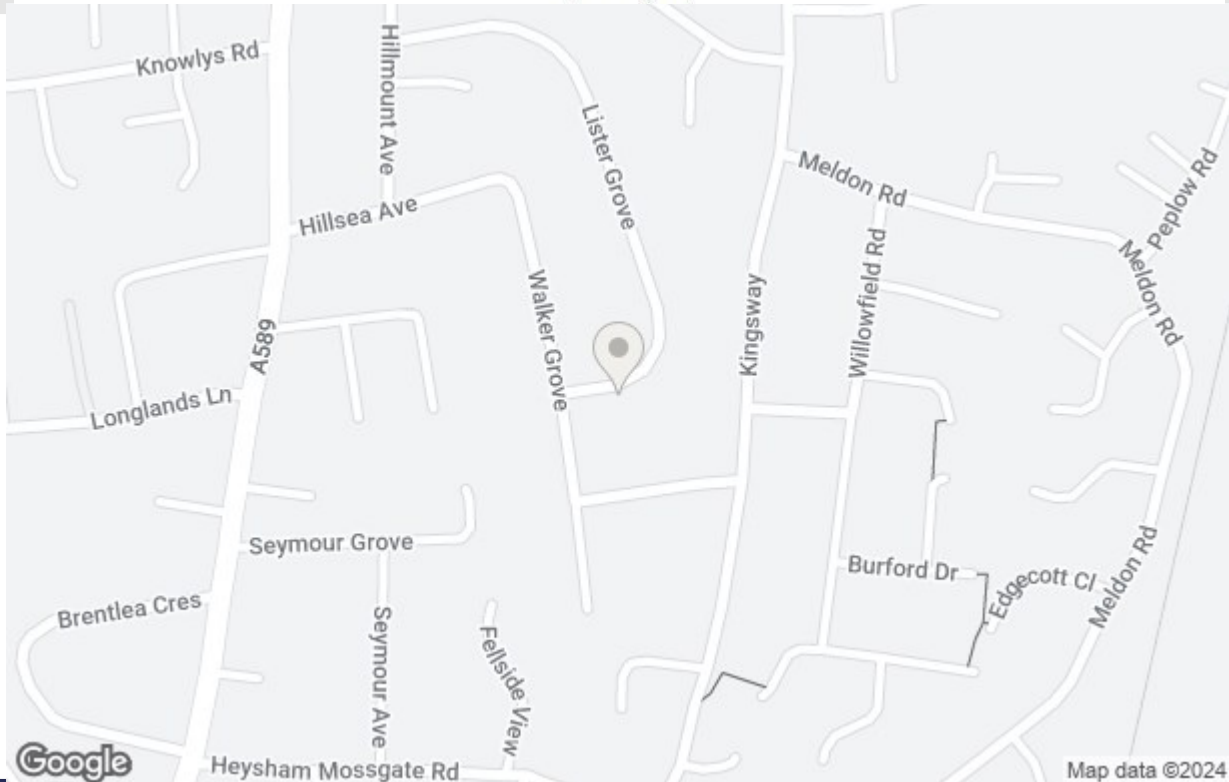
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# Take a nosey round



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 <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>  |
| (65-80) <b>C</b>                            |                         |  | (65-80) <b>C</b>  |
| (55-64) <b>D</b>                            |                         |  | (55-64) <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 | 80   | <b>England &amp; Wales</b>                                      |
|   |                         | 65   | EU Directive 2002/91/EC   |