



5 Abbeydale, Heaton With  
Oxcliffe, Morecambe, LA3

3RR

5, Abbeydale, Heaton With Oxcliffe, Morecambe

## ***The property at a glance***

3  2  1 

- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Main Bedroom With En Suite
- Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: D
- EPC Rating: D



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# **£245,000**

# *Get to know the property*



## OFFERED WITH NO CHAIN DELAY!

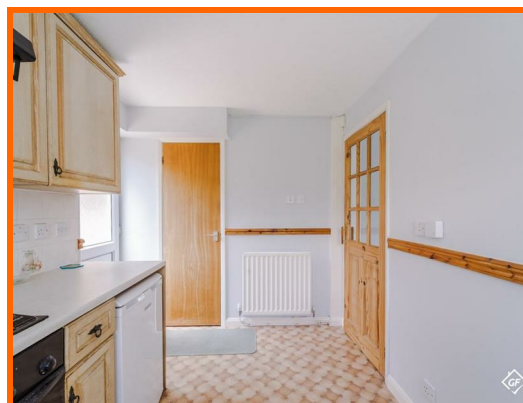
Nestled in the charming area of Abbeydale, Heaton With Oxcliffe, Morecambe, this beautiful three-bedroom detached home is a true gem waiting to be discovered.

As you step inside, you are greeted by a warm and inviting atmosphere, with a spacious reception room perfect for relaxing or entertaining guests. The property boasts three well-appointed bedrooms, offering ample space for a growing family or those in need of extra room.

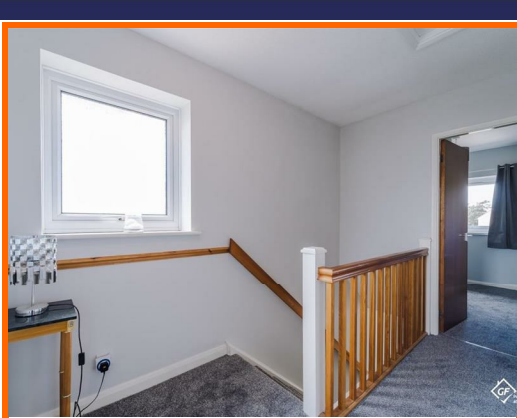
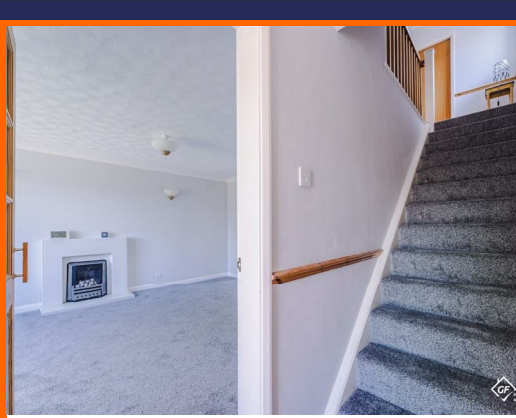
One of the standout features of this property is the large garage space, providing versatility for various uses - whether it be for parking your vehicles, setting up a workshop, or creating additional storage space.

Outside, the lovely garden beckons you to enjoy the outdoors, offering a perfect setting for hosting gatherings with friends and loved ones or simply unwinding after a long day.

This home is truly ideal for a growing family seeking a comfortable and welcoming space to call their own. Don't miss out on the opportunity to make this delightful property your new home in Morecambe.







## Ground Floor

### Hall

UPVC double glazed entrance door, smoke alarm, central heating radiator, stairs to first floor and doors to reception room and WC.

### Reception Room One

4.98m x 3.71m (16'4 x 12'2)

UPVC double glazed bay window, central heating radiator, coving, gas fire with marble hearth and surround and open to reception room two.

### Reception Room Two

3.61m x 2.44m (11'10 x 8')

Central heating radiator, coving, door to kitchen and UPVC double glazed sliding doors to rear.

### Kitchen

3.61m x 2.13m (11'10 x 7)

UPVC double glazed window, central heating radiator, wood wall and base units, stone effect worktops, resin sink with draining board and mixer tap, single oven, four burner gas hob, extractor fan, plumbed for dishwasher, space for undercounter fridge, tiled splash back, under stairs storage, tile effect vinyl flooring, UPVC double glazed frosted door to rear.

### WC

UPVC double glazed frosted window, central heating radiator, low level WC, wall mounted wash basin, tiled splash back and tile effect vinyl flooring.

## First Floor

### Landing

UPVC double glazed frosted window, loft access and doors to three bedrooms and bathroom.

### Bedroom One

3.71m x 2.74m (12'2 x 9')

UPVC double glazed window, central heating radiator, fitted wardrobes and door to en suite.

### En Suite

2.74m x 1.37m (8'11" x 4'5")

UPVC double glazed frosted glass window, central heating radiator, dual flush WC, vanity topped wash basin, direct feed shower in enclosure, part PVC clad elevations and tile effect vinyl flooring.

### Bedroom Two

2.90m x 2.44m (9'6 x 8')

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

### Bedroom Three

2.25m x 1.85m (7'4" x 6'0")

UPVC double glazed window, central heating radiator and door to storage.

### Bathroom

2.14m x 1.88m (7'0" x 6'2")

UPVC double glazed frosted glass window, central heating radiator, low level WC, vanity topped wash basin, panelled bath, extractor fan, part tiled elevation and tile effect vinyl flooring.

## External

### Front

Laid to lawn, stone chippings, paved driveway leading to garage.

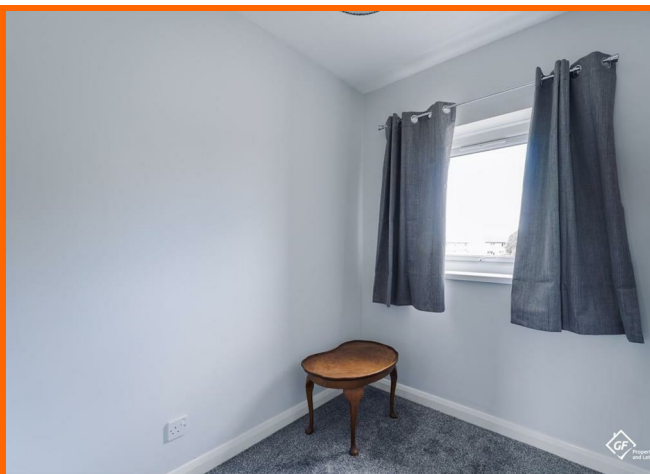
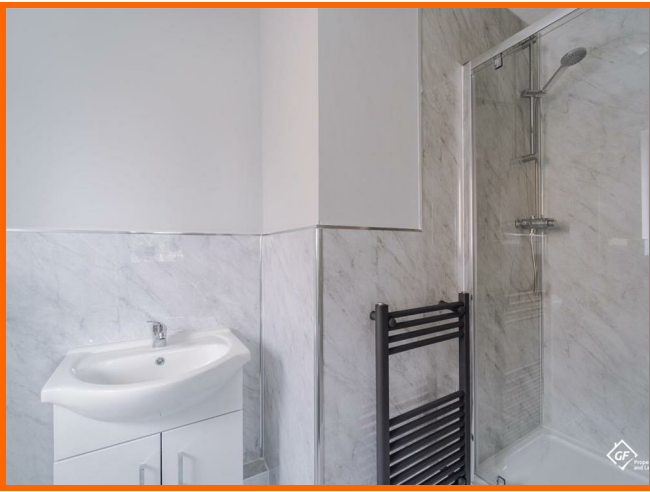
### Rear

Paved patio, stone chippings, bedding areas, block paving, laid to lawn,

### Garage

Up and over garage door and UPVC double glazed frosted glass door to rear.

# 5 Abbeydale, Heaton With Oxcliffe, Morecambe, LA3 3RB





# 5 Abbeydale, Heaton With Oxcliffe, Morecambe, LA3 3RB



**Get in touch today**

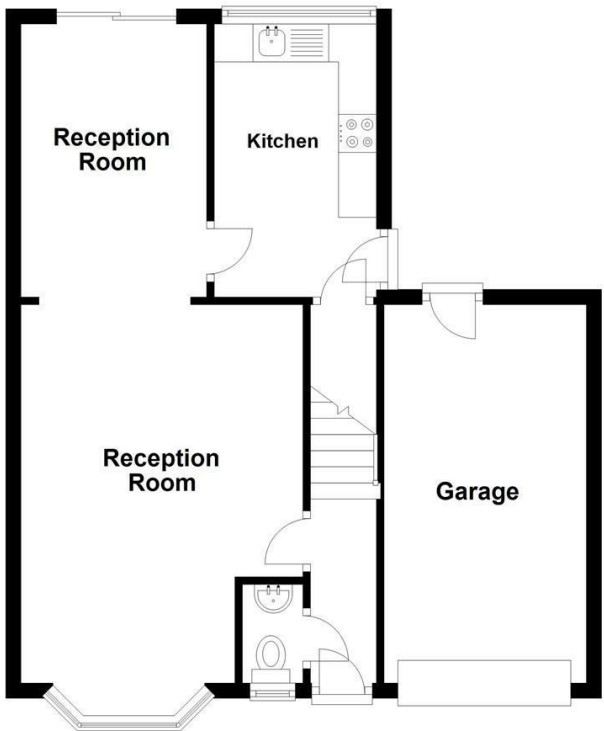
01524 401402

[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)

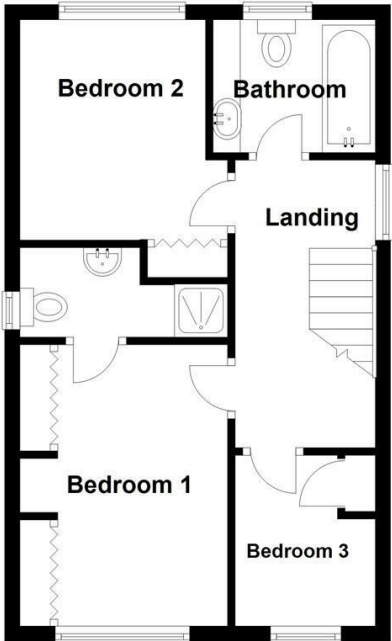
[gfproperty.co.uk](http://gfproperty.co.uk)

# Take a nosey round

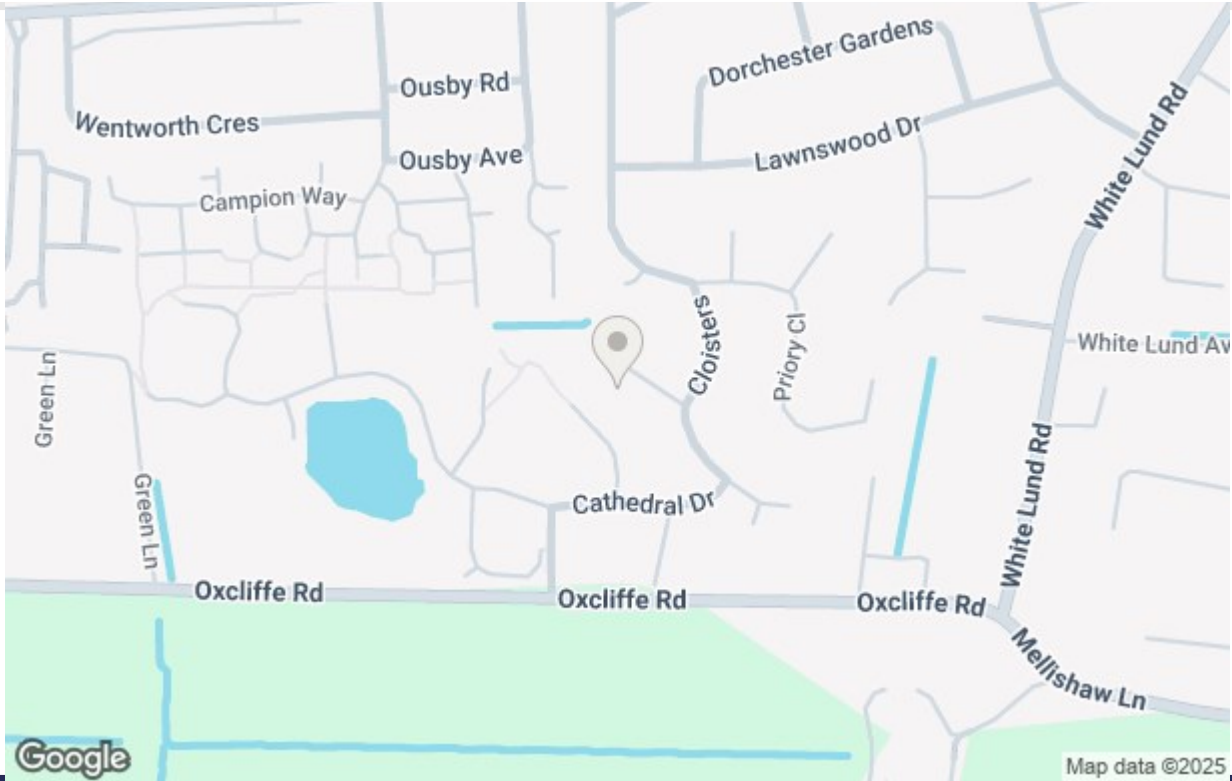
Ground Floor



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.



Get in touch today

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(49-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	