



45 Lister Grove, Heysham,
Morecambe, LA3 2DG

45, Lister Grove, Heysham, Morecambe

The property at a glance

4  1  1 

- Semi Detached Property Boasting Rolling Inland Views - NO CHAIN DELAY!
- Four Bedrooms - New Roof 2024
- Spacious Reception Room
- Fitted Kitchen And Separate Utility Room
- Three Piece Family Bathroom
- Enclosed Rear Garden
- Off Road Parking For 3 Vehicles
- Freehold
- Council Tax Band: B
- EPC Rating: D



Get in touch today

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£210,000

Get to know the property



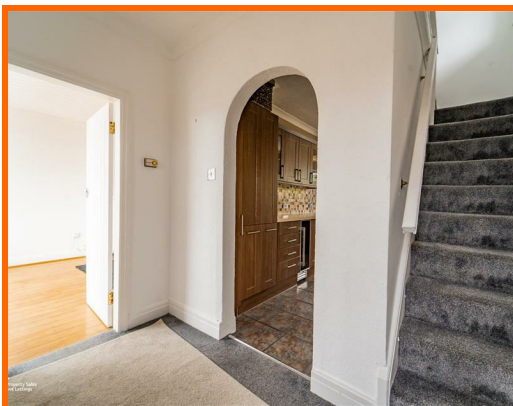
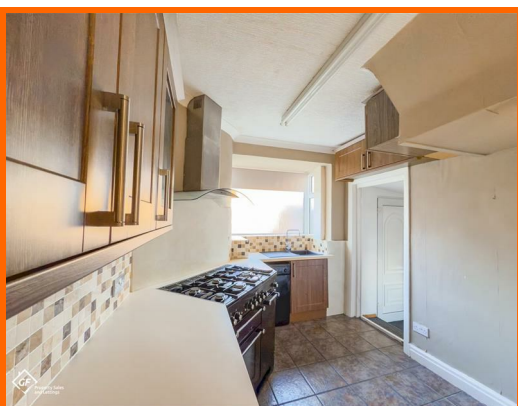
IDEALLY LOCATED 4-BED PROPERTY WITH STUNNING VIEWS! OFFERED WITH NO CHAIN DELAY!

Nestled in the charming Lister Grove of Heysham, Morecambe, this semi-detached house is a true gem waiting to be discovered. Boasting one reception room and four bedrooms, this property offers a perfect balance of space and comfort for a growing family or those who love to entertain.

As you step inside, you are greeted by a large reception room that effortlessly flows into a bright conservatory at the rear of the house. The conservatory, with its picturesque views of the garden, provides an ideal spot for relaxation or hosting guests. Imagine enjoying a cup of tea in the morning sunlight or hosting a dinner party surrounded by nature's beauty.

The four well-sized bedrooms ensure that everyone in the family has their own space to unwind and recharge. The spacious reception room is not only versatile but also perfect for everyday living or special gatherings with friends and family. The seamless transition between the living area and the conservatory creates a harmonious blend of indoor coziness and outdoor charm.

This property in Heysham offers a unique opportunity to embrace a lifestyle where indoor comfort meets outdoor tranquility. Don't miss the chance to make this house your home and create lasting memories in this delightful setting.





Ground Floor

Hall

2.72m x 1.75m (8'11 x 5'9)

UPVC entrance door, UPVC double glazed window, central heating radiator, coving, stairs to first floor, door to reception room and open access to kitchen.

Reception Room

6.07m x 3.28m (19'11 x 10'9)

UPVC double glazed bay window, central heating radiator, ceiling rose, coving, gas fire in decorative surround, TV point. hardwood floor and door to conservatory.

Conservatory

3.02m x 2.84m (9'11 x 9'4)

UPVC double glazed windows, tiled floor and door to rear.

Kitchen

4.67m x 2.69m (15'4 x 8'10)

UPVC double glazed window, central heating radiator, coving, mix of wall and base units, laminate worktops, composite sink with draining board and mixer tap, space for range cooker, extractor hood, laminate splash back, tiled flooring, door to under stairs storage and open access to utility room.

Utility Room

1.78m x 0.74m (5'10 x 2'5)

UPVC double glazed window, laminate worktop, door to bedroom four and UPVC door to rear.

Bedroom Four

3.94m x 2.59m (12'11 x 8'6)

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

First Floor

Landing

2.44m x 1.70m (8' x 5'7)

UPVC double glazed window, loft access, smoke detector, coving and doors to three bedrooms and bathroom.

Bedroom One

4.09m x 3.56m (13'5 x 11'8)

UPVC double glazed bay window, central heating radiator, ceiling rose and coving.

Bedroom Two

3.91m x 2.67m (12'10 x 8'9)

UPVC double glazed window, central heating radiator, ceiling rose and storage cupboard.

Bedroom Three

2.51m x 2.36m (8'3 x 7'9)

UPVC double glazed window, central heating radiator and coving.

Bathroom

2.18m x 2.16m (7'2 x 7'1)

UPVC double glazed frosted window, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head, PVC clad ceiling, tiled elevation and tiled floor.

External

Front

Block paving, bedding areas and tarmac drive for off road parking for three vehicles.

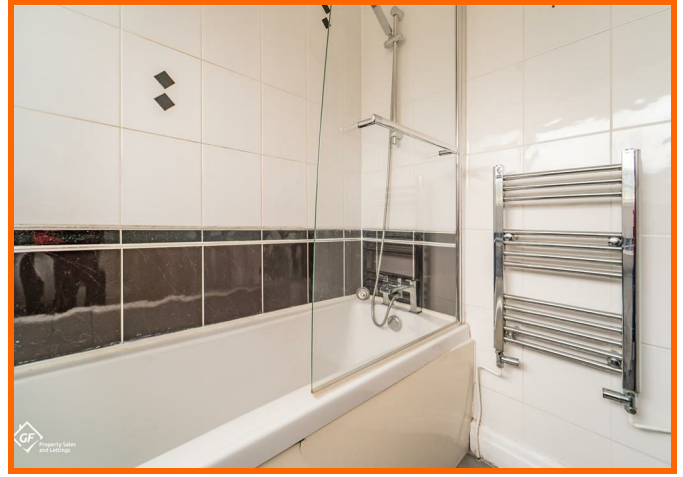
Rear

Enclosed laid to lawn, elevated patio and bedding areas.

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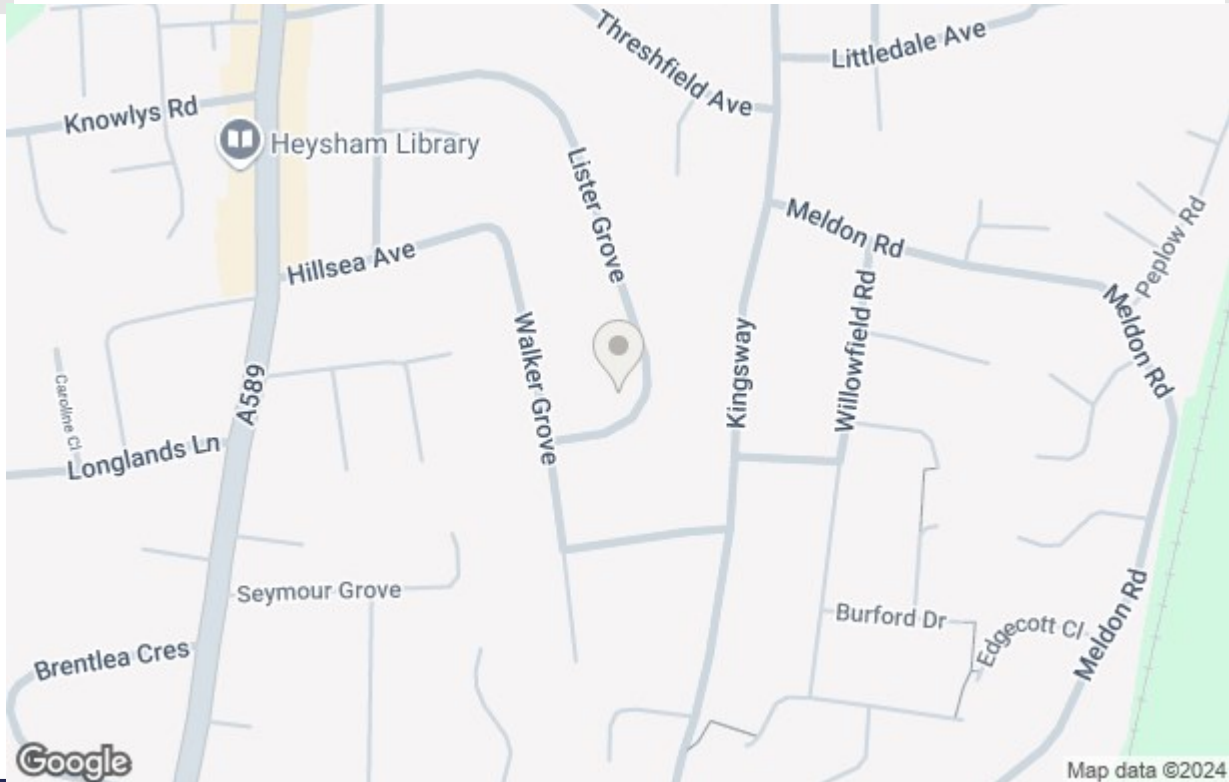
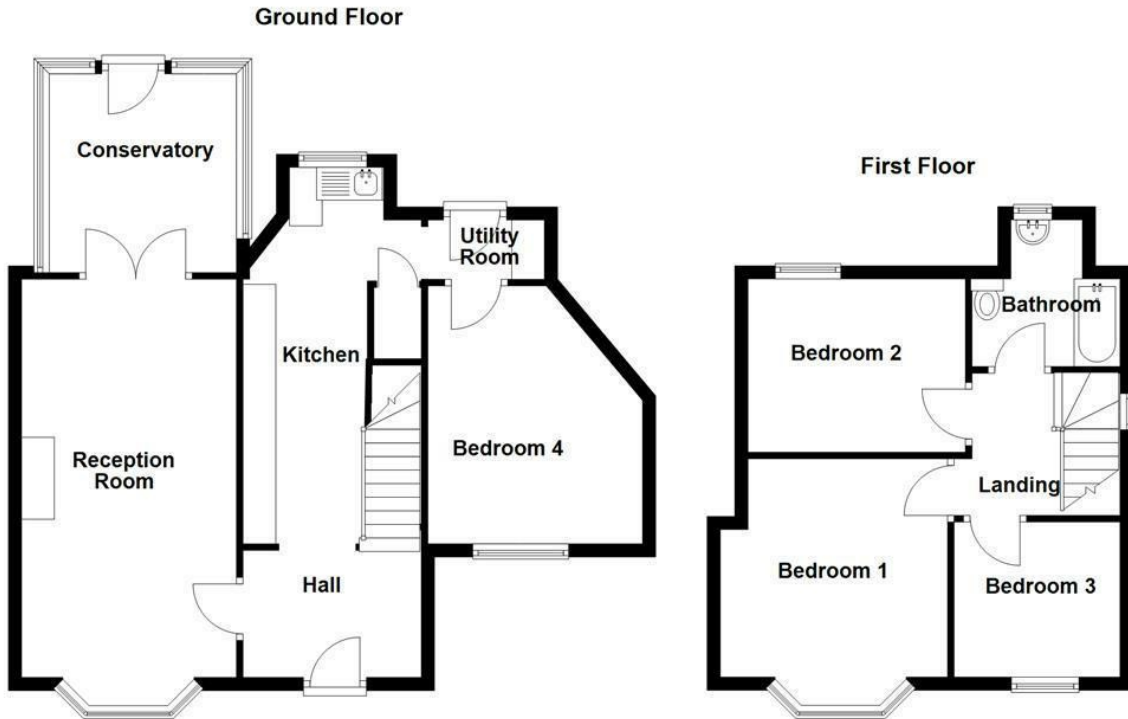
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Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
57	80	F	B
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(65-80) C</p> <p>(55-64) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(65-80) C</p> <p>(55-64) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	