



31 Tomlinson Road,
Heysham, LA3 2LS

31, Tomlinson Road, Heysham

The property at a glance

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Shower Room
- Enclosed Low Maintenance Rear Garden
- Off Road Parking
- Tenure: Freehold
- Council Tax Band: B
- EPC Rating: TBC



Get in touch today

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£180,000

Get to know the property



BEAUTIFUL HOME WAITING FOR YOU TO CALL IT YOUR OWN!

Nestled on the charming Tomlinson Road in Heysham, this delightful 3-bedroom semi-detached house is a perfect haven for families looking for a comfortable living space.

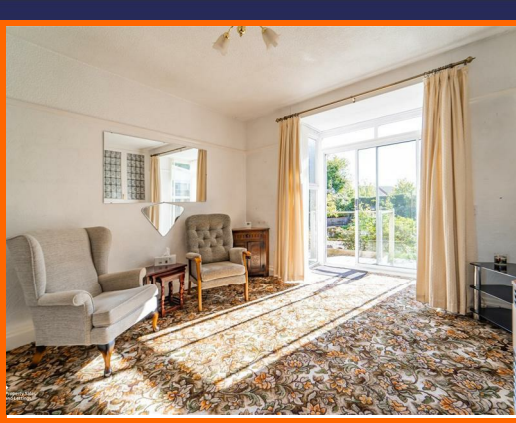
As you step inside, you are greeted by two inviting reception rooms, each offering its unique charm. The sunlit first reception room is a tranquil space flooded with natural light, creating a bright and airy atmosphere for relaxation or hosting guests. The second reception room, equally spacious, presents a wonderful opportunity to create a cosy family living area or a vibrant entertainment space.

With three cosy bedrooms, this property provides ample space for a growing family or accommodating visiting guests. The bathroom ensures convenience and privacy for all residents.

One of the highlights of this lovely home is its spacious garden, a perfect setting for outdoor activities, gardening enthusiasts, or simply enjoying family gatherings in the fresh air. Imagine summer barbecues, children playing, or simply unwinding in your own private outdoor oasis.

Situated in a peaceful neighbourhood, this property offers a harmonious blend of space, comfort, and outdoor potential. Whether you are looking for a place to call home or a retreat from the hustle and bustle of everyday life, this semi-detached house on Tomlinson Road is a gem waiting to be discovered.





Ground Floor

Hall

4.01m x 1.78m (13'2 x 5'10)

Hardwood entrance door, central heating radiator, electric storage heater, picture rail, stairs to first floor and door to reception room one and kitchen.

Reception Room One

4.09m x 3.89m (13'5 x 12'9)

Hardwood double glazed bay window, central heating radiator, picture rail and radiant gas fire with tile hearth and surround.

Kitchen

3.89m x 2.16m (12'9 x 7'1)

UPVC double glazed window, mix of wall and base units, laminate worktops, stainless steel sink with draining board and mixer tap, four ring induction hob, extractor hood, tiled splash back, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, storage cupboard, door to reception room two and hardwood door to rear.

Reception Room Two

4.93m x 3.66m (16'2 x 12)

Two Hardwood double glazed windows, central heating radiator, picture rail, wall mounted radiant gas fire, alcove storage and sliding door to rear.

First Floor

Landing

2.79m x 2.11m (9'2 x 6'11)

UPVC double glazed window, over stairs storage and doors to three bedrooms and shower room.

Bedroom One

3.96m x 3.94m (13' x 12'11)

UPVC double glazed window, central heated radiator, picture rail and fitted wardrobes.

Bedroom Two

3.94m x 3.53m (12'11 x 11'7)

UPVC double glazed window, central heated radiator, picture rail and fitted wardrobes.

Bedroom Three

2.62m x 1.80m (8'7 x 5'11)

UPVC double glazed window, loft access and partial picture rail.

Shower Room

2.31m x 2.03m (7'7 x 6'8)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, walk-in electric shower, extractor fan, tiled elevations and laminate floor.

External

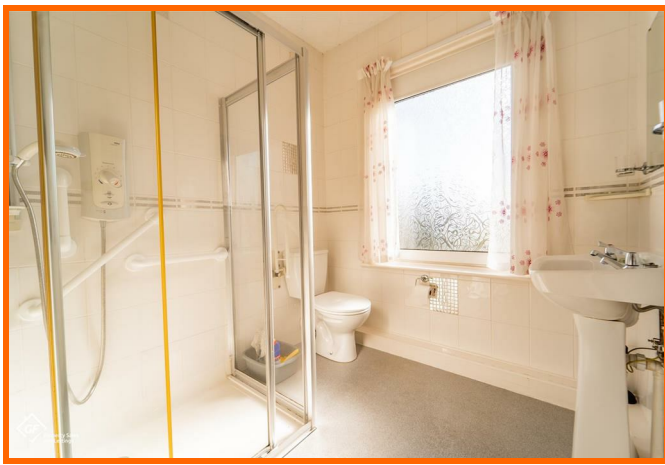
Front

Bedding areas and tarmac drive.

Rear

Bedding areas, stone chipped areas and paved patio.

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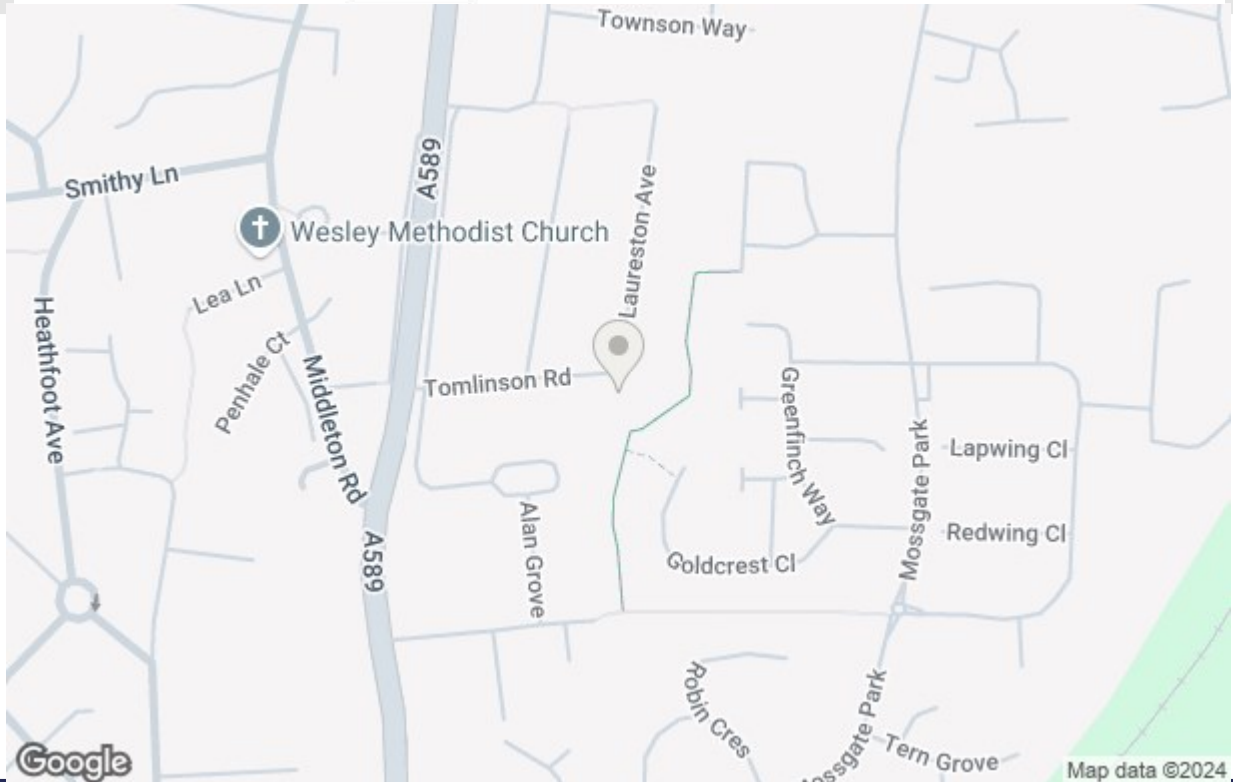
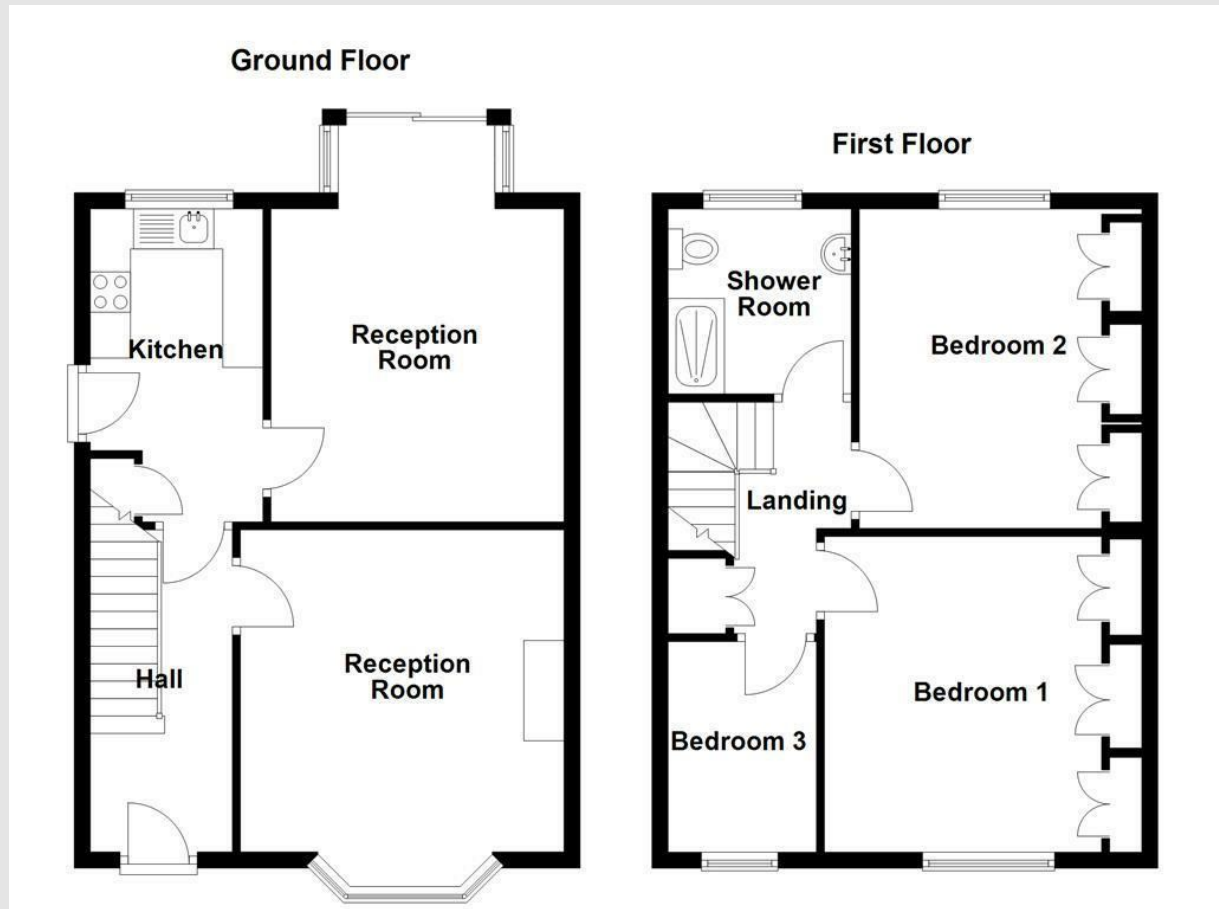
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Take a nosey round



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	81	England & Wales		EU Directive 2002/91/EC	66