



Ground Floor, 11 Royds
Avenue, Heysham,
Morecambe LA3 1PA

11, Royds Avenue, Heysham, Morecambe

The property at a glance

1  1  2 

- Ground & Basement Floor Flat
- One Bedroom
- Modern Fitted Kitchen
- Two Reception Rooms
- Shared Rear Yard
- On Street Parking
- Leasehold
- Council Tax Band A
- EPC Rating D

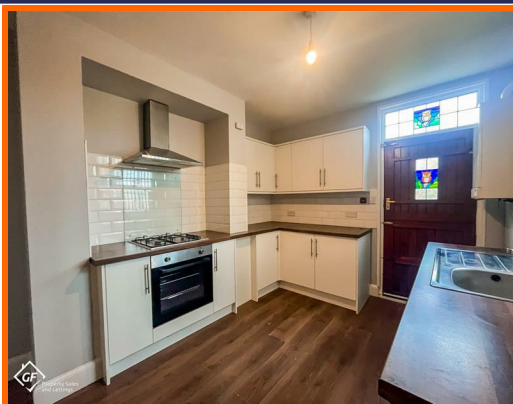


Get in touch today

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

£120,000

Get to know the property



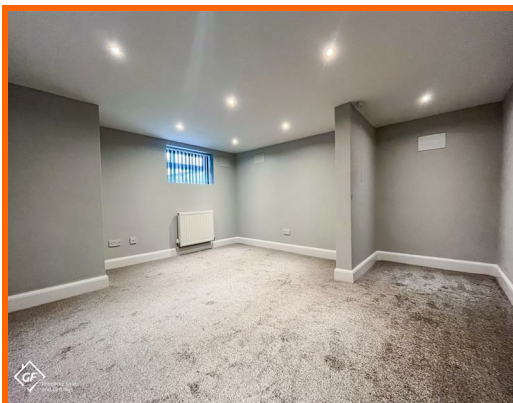
An exciting opportunity to purchase this spacious one bedroom flat. The property is split across two levels boasting; large rooms throughout. Situated just off the seafront, there is easy access to the promenade, Heysham Village and it's amenities.

Access to the property is from the front elevation into the grand, communal entrance hall with a wooden door leading to the apartment. There is a spacious lounge area which features a large bay window filling the room with natural light, and a central wall mounted electric fire - with neutral toned décor and traditional ceiling coving to complement. The dining room is open to the lounge and provides another great space with window overlooking the rear yard.

The modern fitted kitchen comprises; a range of wall, drawer and base units in dark wood effect incorporating; 4 ring gas hob, oven and extractor hood, stainless steel sink and drainer, combination boiler. washing machine and fridge freezer and composite double glazed, stained door leading to the rear yard and a further door leading to the lower ground floor.

Rooms to the lower ground floor include; hallway leading to the large, double bedroom with uPVC double glazed window and a generous, stylish three piece bathroom suite in white comprising; fitted bath with shower above, pedestal wash basin and WC.

Further benefits include; gas central heating, double glazing and garage!





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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

Ground Floor

Reception Room One

4.17m x 4.06m (13'8 x 13'4)

Hardwood entrance door from communal hall, UPVC double glazed bay window, central heating radiator, cornice coving, electric fire, TV point and open access to reception room two.

Reception Room Two

4.22m x 4.17m (13'10 x 13'8)

UPVC double glazed window, central heating radiator, cornice coving and door to inner hall.

Inner Hall

3.00m x 0.66m (9'10 x 2'2)

Central heating radiator, coving and open access to kitchen.

Kitchen

3.61m x 2.77m (11'10 x 9'1)

UPVC double glazed window, white wall and base units, wood effect worktops, stainless steel sink with draining board and mixer tap, integrated single oven, four burner gas hob, extractor hood, glass splash back, plumbing for washing machine, space for fridge freezer, wood effect flooring, door to stairs for lower ground floor and hardwood stained glass stable door to rear.

Lower Ground Floor

Hall

3.35m x 1.60m (11' x 5'3)

Central heating radiator, spotlights, smoke alarm and doors to bedroom and bathroom.

Bedroom

4.01m x 3.58m (13'2 x 11'9)

UPVC double glazed window, central heating radiator, spotlights and smoke detector.

Bathroom

3.28m x 2.34m (10'9 x 7'8)

UPVC double glazed frosted window, central heating radiator, spotlights, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head over, extractor fan, part tiled elevations and tiled floor.

External

Front

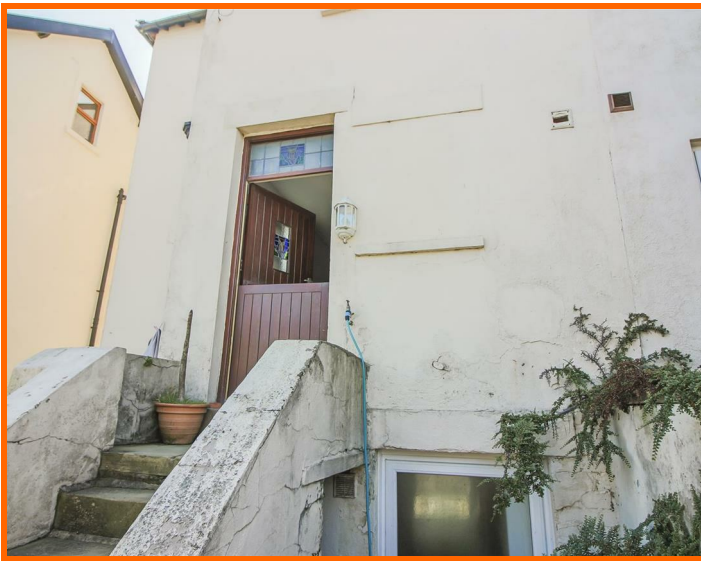
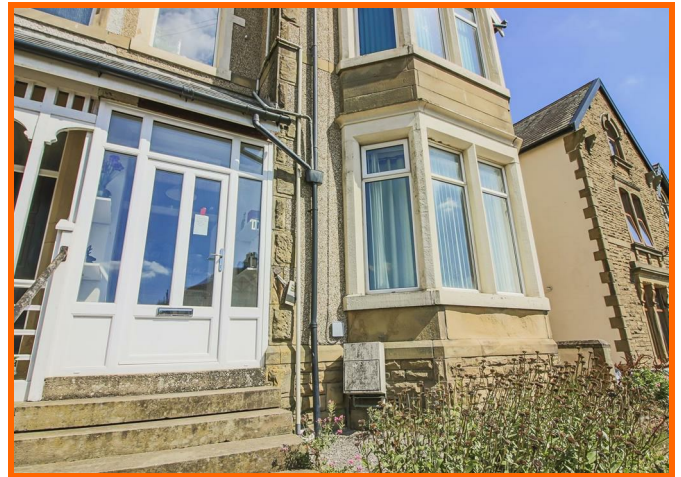
Shared bedding areas and paving.

Rear

Shared yard.

Garage

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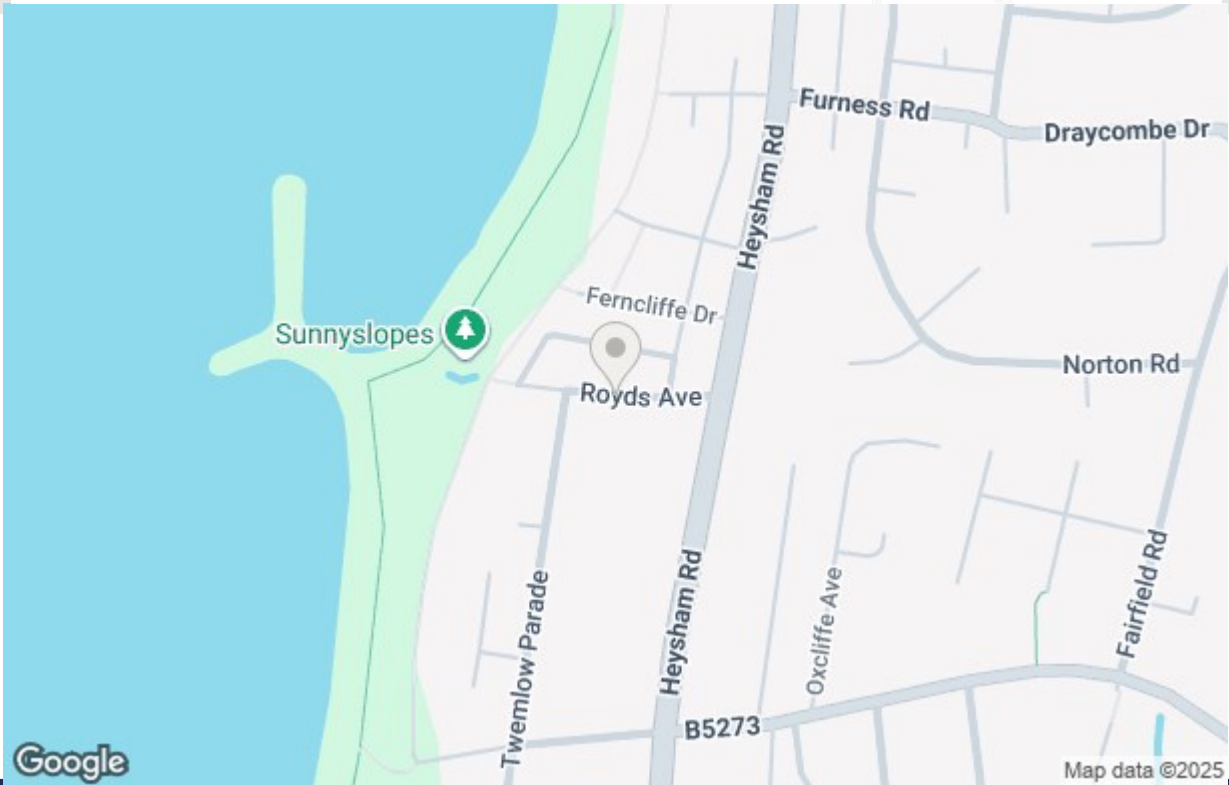


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Take a nosey round



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