



7 Heysham Avenue,  
Heysham, Morecambe,  
LA3 2DH

7, Heysham Avenue, Heysham, Morecambe

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

4  2  2 

- Semi Detached House
- 4 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Cellar & Detached Double Garage with Overhead Storage
- Gardens & Driveway
- Sought After Location Close To Seafront
- Band: D
- Tenure: Freehold
- EPC: D



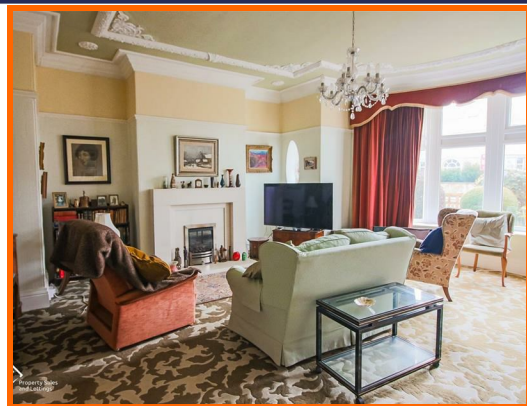
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# **£425,000**



# Get to know the property

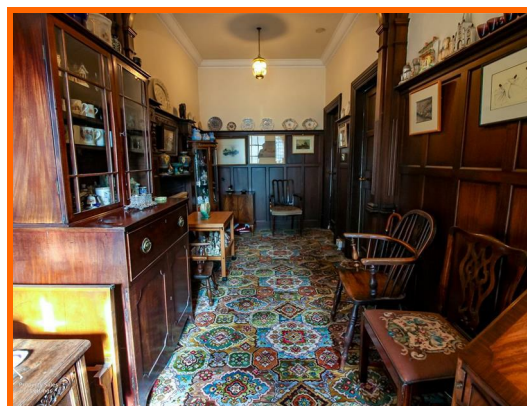
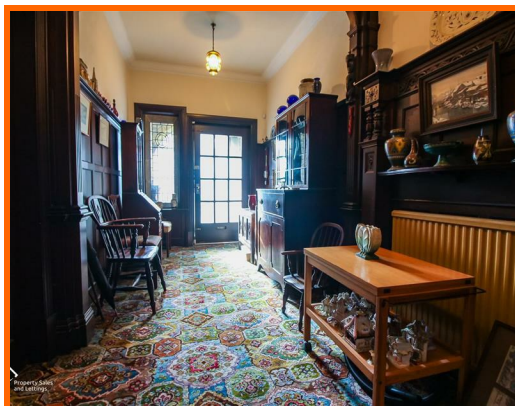


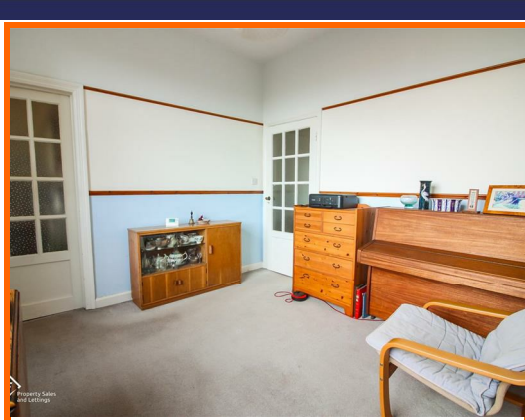
Nestled on the charming Heysham Avenue in Morecambe, this unique semi-detached home presents an exceptional opportunity for families seeking comfort and convenience. Boasting four spacious bedrooms, this property is perfect for those who value both space and style. The two well-appointed reception rooms provide ample room for relaxation and entertaining, while the two bathrooms ensure that morning routines run smoothly for everyone.

The exterior of the home is equally impressive, featuring gardens that offer a serene outdoor space for leisure and play. A driveway provides parking for up to three vehicles, complemented by a double garage with additional overhead storage.

One of the standout features of this property is its prime location. Just a stone's throw away from the picturesque seafront and the quaint Heysham village, residents can enjoy the best of coastal living while being close to local amenities.

Offered with no chain delay, this home is ready for you to move in and make it your own. Whether you are a growing family or looking for a peaceful retreat, this property is a must-see. Don't miss the chance to secure your dream home in this delightful area.





## Entrance

UPVC double glazed door to porch.

## Porch

Tiled floor, single glazed door to hallway.

## Hallway

Cornice coving, wooden corbell, picture rail and paneling, gas central heating radiator, doors to lounge and inner hallway.

## Lounge

UPVC double glazed bay window, providing partial sea view 2 x central heating radiator, 2 x single glazed stained glass windows, ornate plaster moulding on ceiling, coving, picture rail, gas fire with stone mantle, surround and hearth.

## Inner Hallway

Gas central heating radiator, door to cellar, doors to dining room, shower room and side porch, stairs to first floor.

## Dining Room

Picture rail, dado rail, gas central heating, electric radiator, UPVC double glazed window, door to kitchen.

## Kitchen

2 x UPVC double glazed windows, electric radiator, laminate work tops, wall and base units, stainless steel sink, draining board and mixer tap, 4 ring gas hob, integrated fridge, oven and microwave, plumbing for dishwasher, door to utility.

## Utility

Pedestal sink with traditional taps, plumbing for washing machine, doors to WC, storage and side external.

## WC

UPVC double glazed frosted window, high level WC, vinyl floor.

## Utility / Storage Room

Vinyl floor, stairs to attic storage with UPVC double glazed window.

## Shower Room

Gas central heating, UPVC double glazed frosted window, dual flush WC, vanity wash basin with mixer tap, electric feed walk-in shower with grab rails, storage cupboard, vinyl floor.

## Landing

Coving, picture rail, gas central heating, doors to bedrooms 1-4, storage cupboard. Loft hatch leading to spacious loft.

## Bedroom 1

Coved ceiling, 2 x gas central radiators, UPVC double glazed bay window providing partial sea view, built-in cupboard and dresser, door to en-suite.

## En-Suite

Coving, electric feed shower, dual flush WC, vanity washbasin with mixer tap, gas heated towel rail, UPVC double glazed frosted window, tile effect vinyl flooring.

## Bedroom 2

Coving, UPVC double glazed window, gas central heating radiator, pedestal wash basin with mixer tap, built-in cupboard.

## Bedroom 3

Coving, picture rail, UPVC double glazed window providing sea views, gas central heating radiator.

## Bedroom 4

Coving, picture rail, UPVC double glazed window, pedestal wash basin, traditional taps.

## Front External

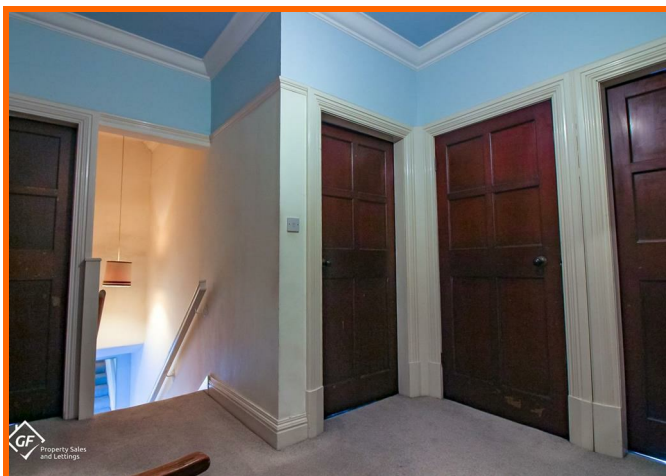
Paved front garden with mature shrubs, paved driveway to side.

## Rear External

Paved rear garden with borders, outdoor storage, water butt, greenhouse. Fruit trees.



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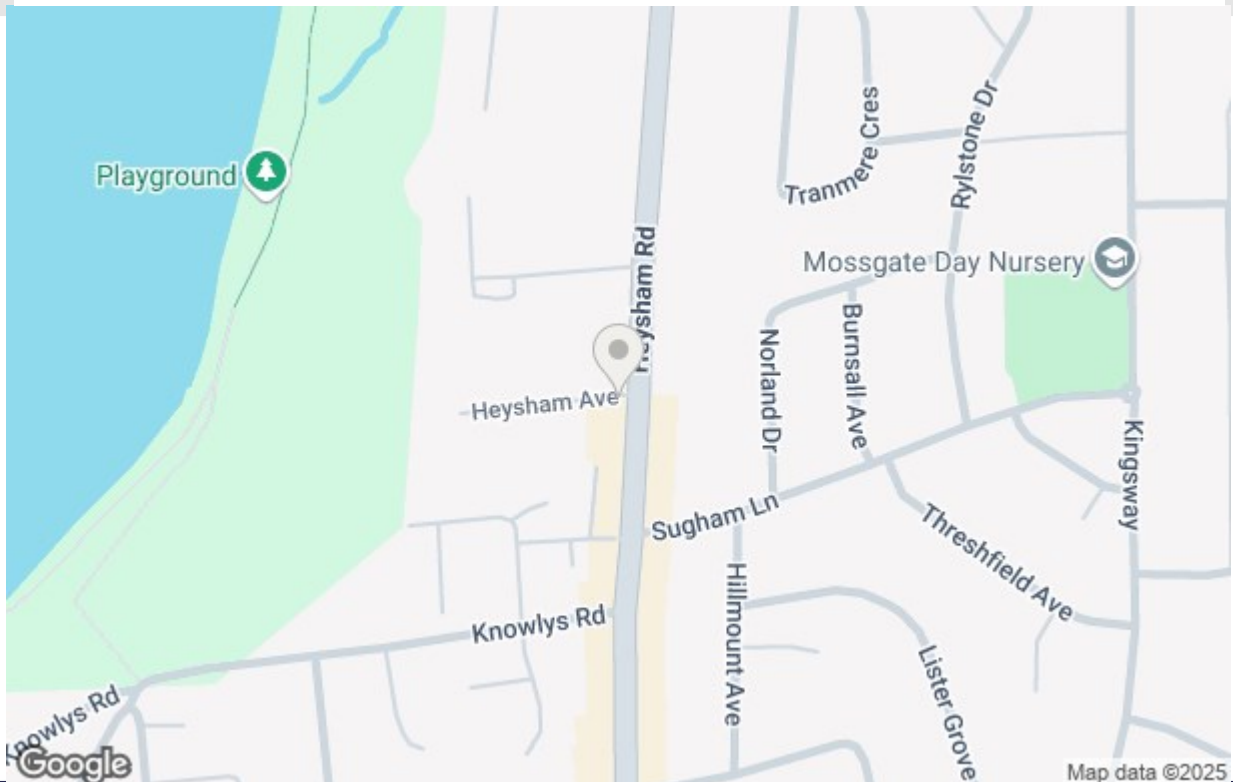
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <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	
	<b>68</b>
	<b>79</b>
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	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	