



**R&B**  
ESTATE AGENTS

21 Willowfield Road, Heysham,  
Morecambe, LA3 2HF

21 Willowfield Road, Heysham, Morecambe

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

3  1  2 

- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom
- Enclosed Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: C
- EPC Rating: TBC



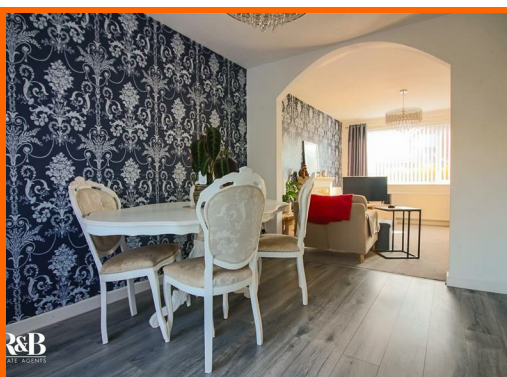
Get in touch today

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

# **£215,000**



# Get to know the property



## A GREAT FAMILY HOME!

Nestled on Willowfield Road in the charming Heysham area of Morecambe, this delightful detached house is a true gem waiting to be discovered. Boasting two reception rooms and three cosy bedrooms, this property offers the perfect blend of comfort and style.

As you step inside, you are greeted by a spacious reception room that is ideal for hosting gatherings with friends and family. The layout of the house flows seamlessly, creating a warm and inviting atmosphere that is perfect for entertaining.

The attached garage provides valuable extra space for storage or parking, adding to the convenience of this lovely home. Each bedroom offers a comfortable retreat, ensuring that both family and guests will feel right at home.

Whether you are looking for a place to start a new chapter with your family or simply want a space to host memorable get-togethers, this property ticks all the boxes. Don't miss out on the opportunity to make this house your home sweet home in Heysham.

### Ground Floor

#### Hall

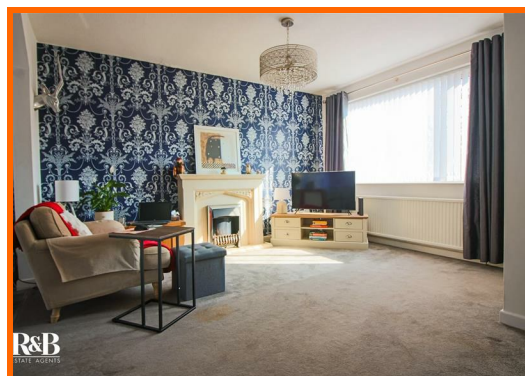
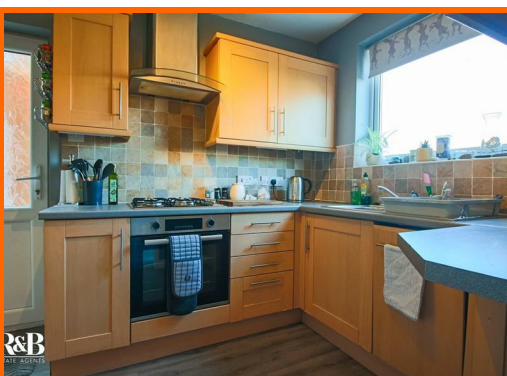
6'2 x 4'6

UPVC double glazed frosted window, central heating radiator, smoke detector, storage cupboard, stairs to first floor and door to reception room one.

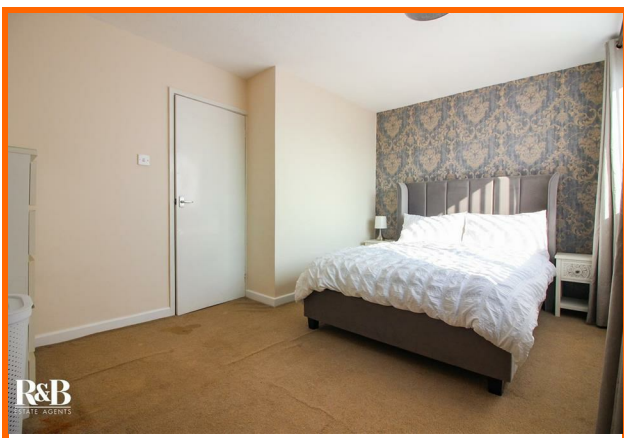
#### Reception Room One

13'10 x 13'3

UPVC double glazed window, central heating radiator, gas fire in decorative surround, TV point and open access to reception room two.



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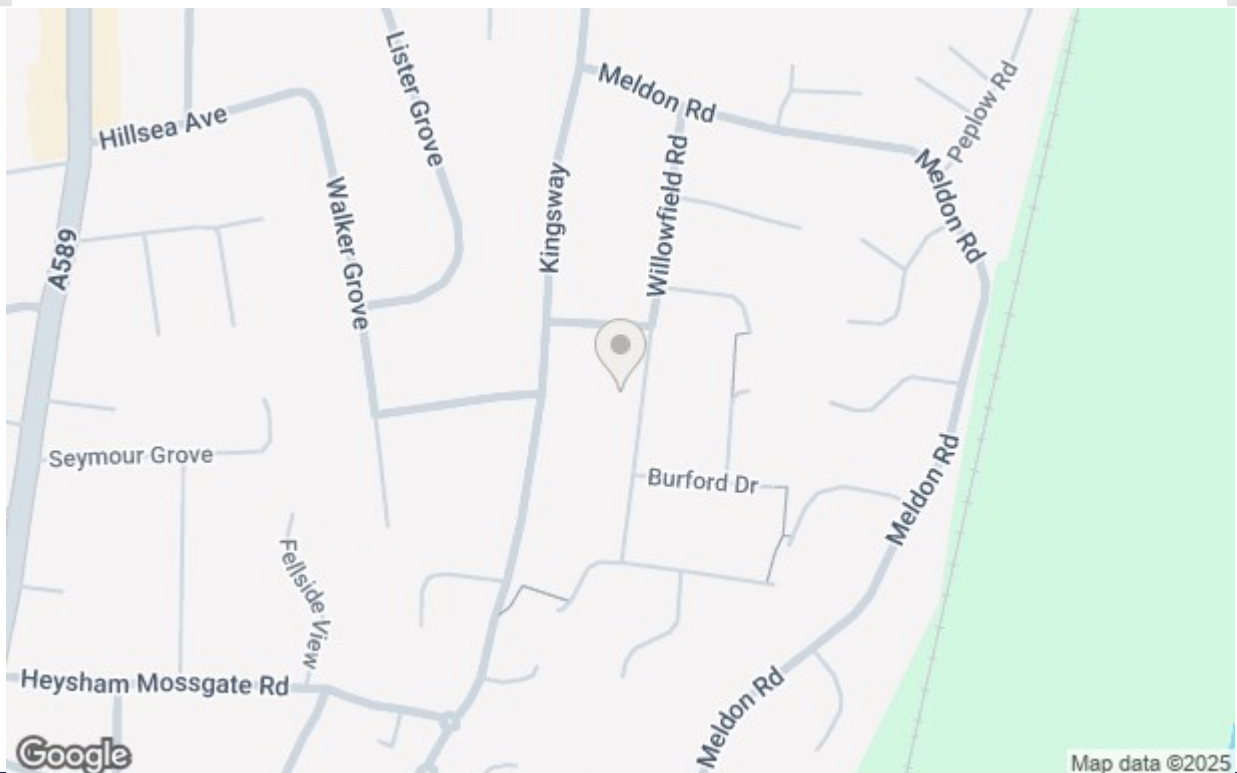
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# Take a nosey round



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