



2 Linton Avenue,
Heysham, LA3 2BG

2, Linton Avenue, Heysham

The property at a glance

2 1 1

- Semi Detached Bungalow
- Two Bedrooms & Large Loft Space
- Living Room & Conservatory
- Spacious Kitchen & Shower Room
- Driveway & Garage
- Beautifully Maintained Rear Garden
- Sought After Location
- Tenure: Freehold
- Property Band: B
- EPC: B



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£200,000

Get to know the property



Fantastic opportunity for a wide range of buyers! This property is very deceptive and will appeal to someone with a creative eye. Currently a two bedroom semi detached bungalow but pay close attention to the loft space which is huge and could be made even bigger (subject to permissions) with a dormer (next door has done this) The views to the rear are green and pleasant.

Upon entering, you are welcomed into a spacious living room that exudes warmth and character, perfect for relaxation or entertaining guests. The adjoining conservatory provides a serene space to enjoy the picturesque views of the well-maintained enclosed rear garden, a true haven for gardening enthusiasts or those seeking a peaceful outdoor retreat.

The kitchen diner is thoughtfully designed, offering ample space for family meals and gatherings. It is equipped with essential amenities, ensuring a functional and inviting cooking environment. The property also boasts a modern three-piece shower room, adding to the convenience of this lovely home.

Outside, the driveway provides off-road parking, enhancing the practicality of this residence. The quiet location ensures a peaceful lifestyle, while still being within easy reach of local amenities and transport links.

This semi-detached bungalow is an ideal choice for those seeking a comfortable and low-maintenance home in a





desirable area. With its charming features and inviting atmosphere, it is sure to appeal to a variety of buyers. Do not miss the opportunity to make this delightful property your own.

Hallway

Built in cupboard, doors to living room, kitchen, bathroom and bedrooms one and two.

Living Room

UPVC double glazed box bay window, central heating radiator, gas fire with stone surround and wooden mantel.

Bathroom

UPVC double glazed frosted window, central heating towel radiator, low level WC, walk in direct feed shower, pedestal wash basin with traditional taps, tiled walls.

Bedroom One

UPVC double glazed window, central heating radiator, built in wardrobes.

Bedroom Two

UPVC double glazed window, central heating radiator, stairs to first floor.

Kitchen

UPVC double glazed box bay window, central heating radiator, wood effect laminate worktops, wall and base units, stainless steel sink with mixer tap and draining board, space for cooker, space for low level fridge, space for low level freezer, plumbing for washing machine, wood panelled walls, sliding door to conservatory.

Conservatory

7x UPVC double glazed windows, central heating radiator, 2x UPVC double glazed frosted doors to rear.

Loft Room

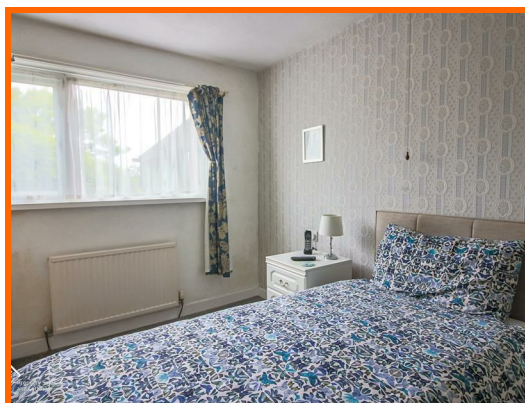
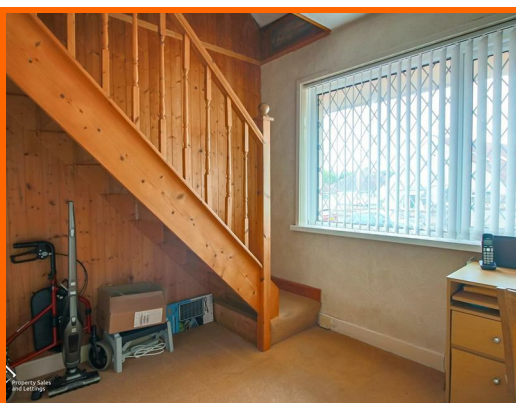
Wooden double glazed velux window, boiler.

Rear External

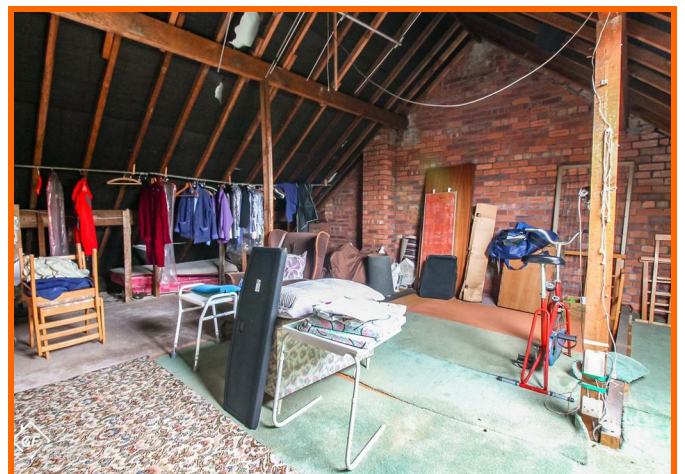
Paved patio, garage, greenhouse, mature planted beds.

Front External

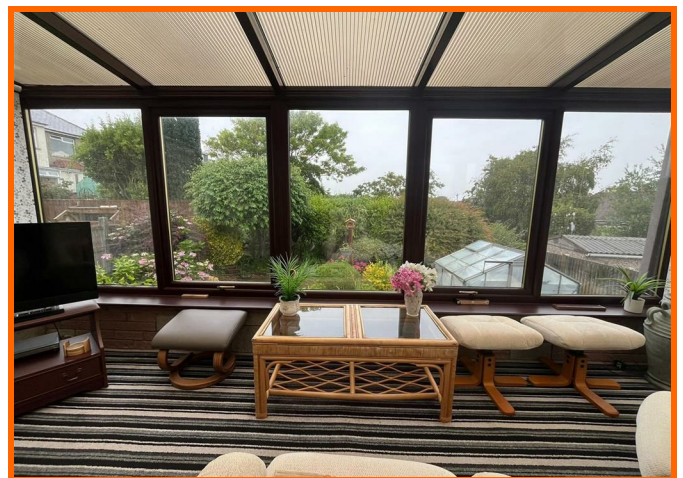
Gravel front garden, concrete driveway to side.



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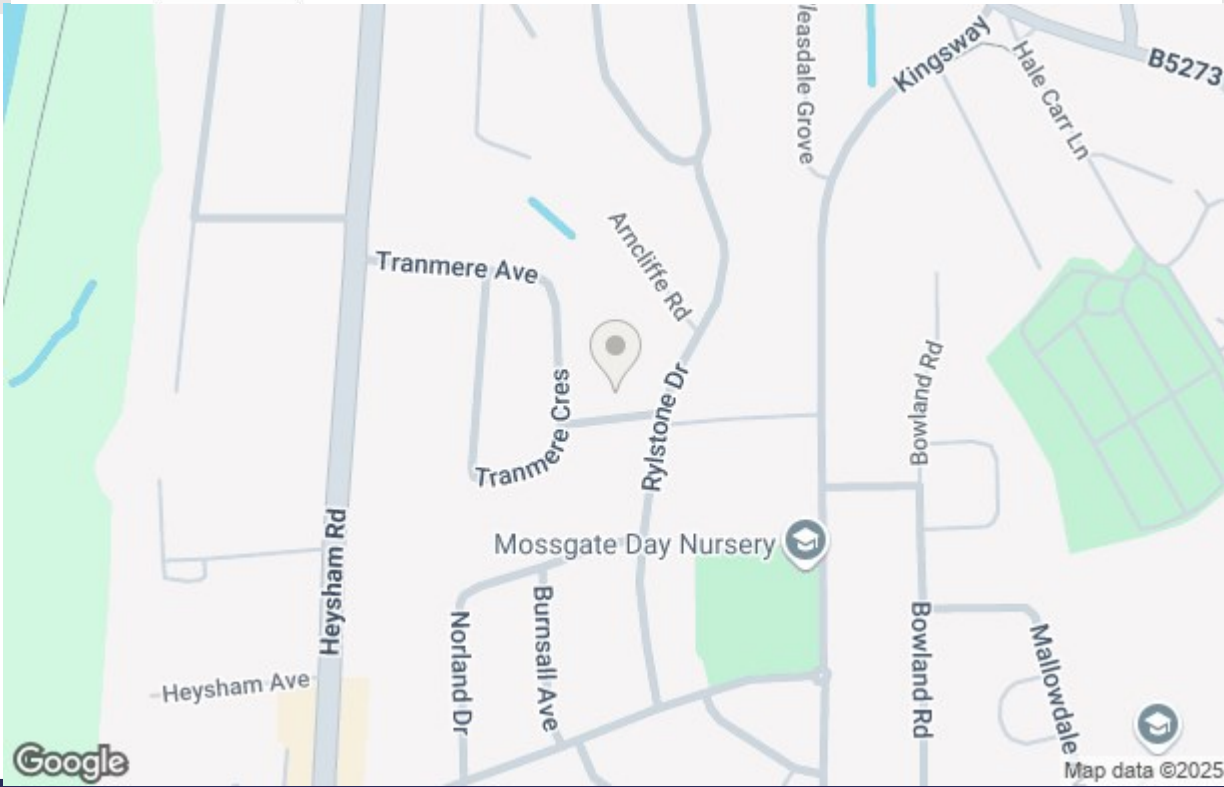
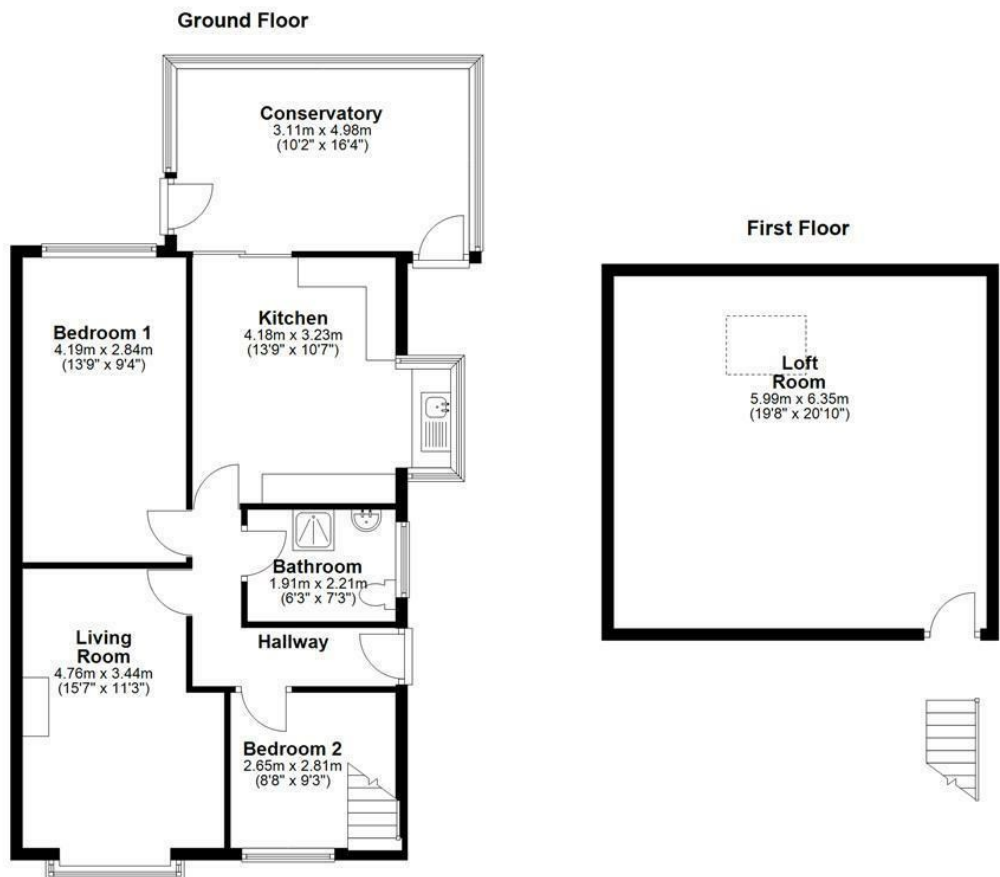
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		88	94
(92 plus) A			
(81-91) B			
(65-80) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	