



32 Woborrow Road,
Heysham, Morecambe,
LA3 2PW

32, Woborrow Road, Heysham, Morecambe

The property at a glance

2  1  1 

- First Floor Flat
- Charming Village Location
- Two Bedrooms
- Spacious Lounge
- Kitchen Diner
- Shower Room
- Tenure: Leasehold
- Property Band: A
- EPC:
- Local Amenities, Excellent Transport Links

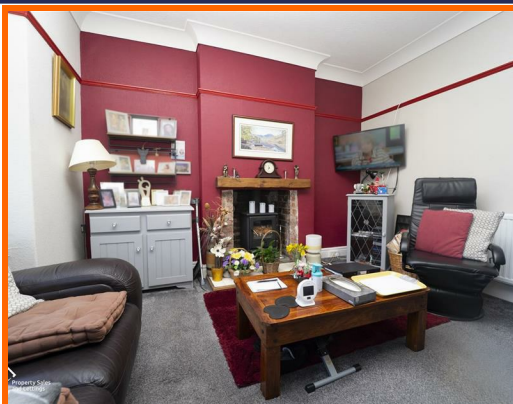
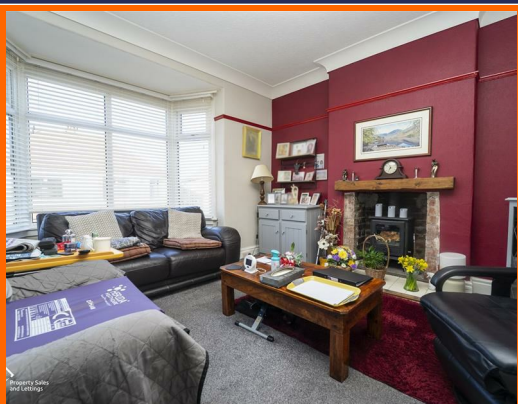


Get in touch today

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info@gfproperty.co.uk
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£165,000

Get to know the property

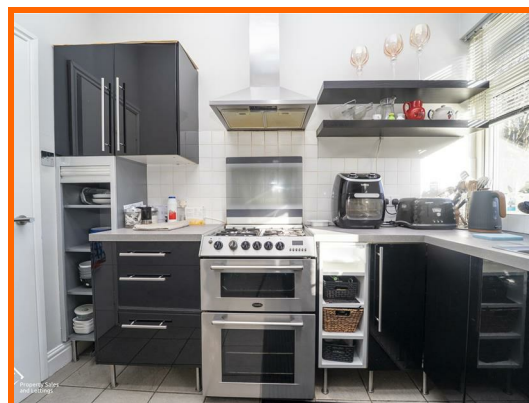


Nestled on Woborow Road in the charming area of Heysham, Morecambe, this delightful apartment offers a perfect blend of comfort and convenience. The property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertaining. The generous space allows for versatile furniture arrangements, ensuring that you can create a home that reflects your personal style. Natural light floods the room, enhancing the warm and welcoming feel of the property.

The location is truly a standout feature, offering easy access to local amenities, schools, and beautiful coastal walks. Heysham is known for its friendly community and picturesque surroundings, making it a desirable place to live. Whether you are looking to enjoy a leisurely stroll along the seafront or explore the nearby parks, this area has much to offer.

This end terrace house presents a wonderful opportunity for those seeking a comfortable home in a great location. With its spacious layout and inviting atmosphere, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.





For further information, please contact the office at your earliest convenience.

Entrance Hall

UPVC double glazed frosted window, UPVC double glazed frosted front door, smoke alarm, loft access, dado rail, central heating radiator, doors to reception room 1, kitchen, bedrooms 1,2 and bathroom.

Reception Room

UPVC double glazed window, UPVC double glazed bay window, central heating radiator, ceiling rose, coved ceiling, picture rail, log and coal fire, tiled hearth.

Kitchen

2 X UPVC double glazed window, central heating radiator, tiled splash back, range of wall, drawer and base units, extractor hood, stainless steel sink with mixer tap, freestanding oven, 4 ring gas hob, Concealed Ideal combi boiler, plumbing for washing machine, space for dryer, space for fridge freezer, tiled floor.

Bathroom

UPVC double glazed frosted window, central heating radiator, half tiled walls to complement, dual flush WC, wall mounted vanity sink with mixer tap, walk-in main feed shower, rainfall head, laminate floor.

Bedroom 1

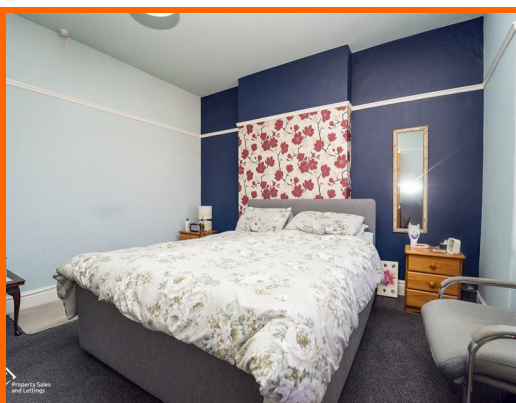
UPVC double glazed bay window, central heating radiator, picture rail.

Bedroom 2

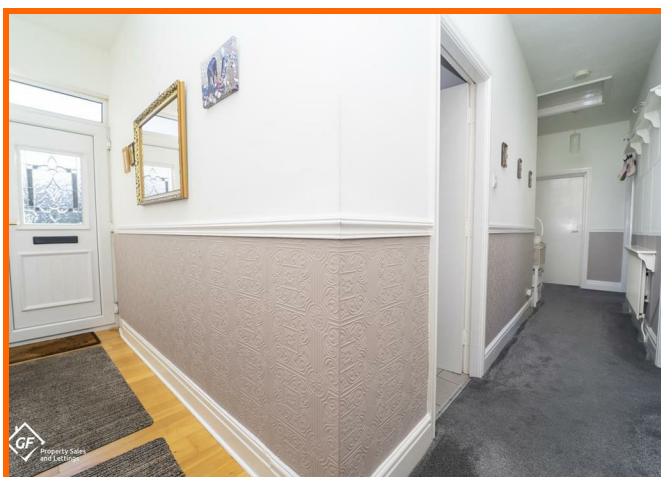
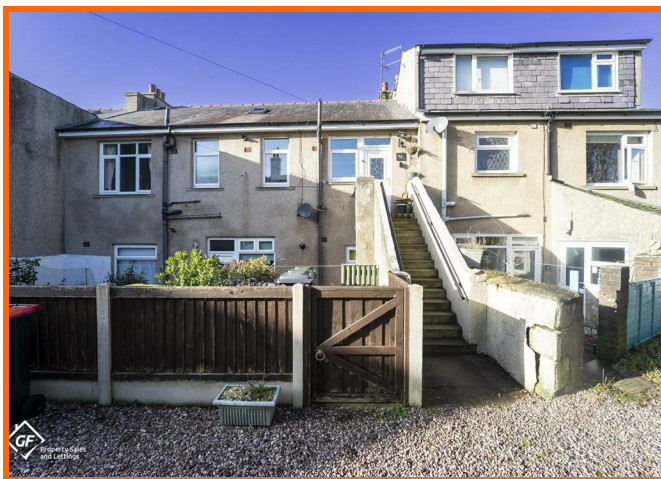
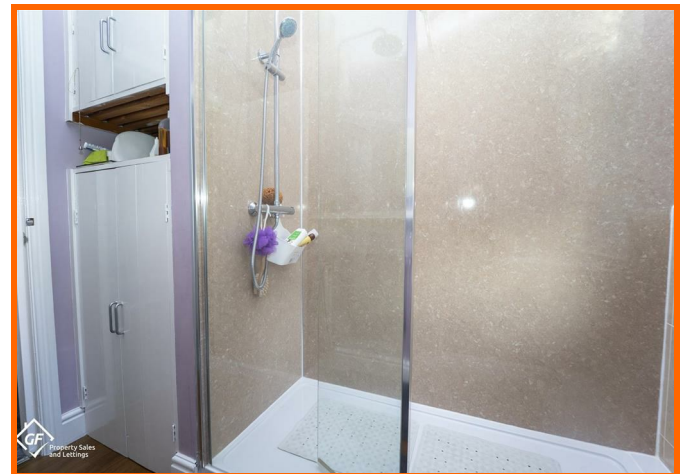
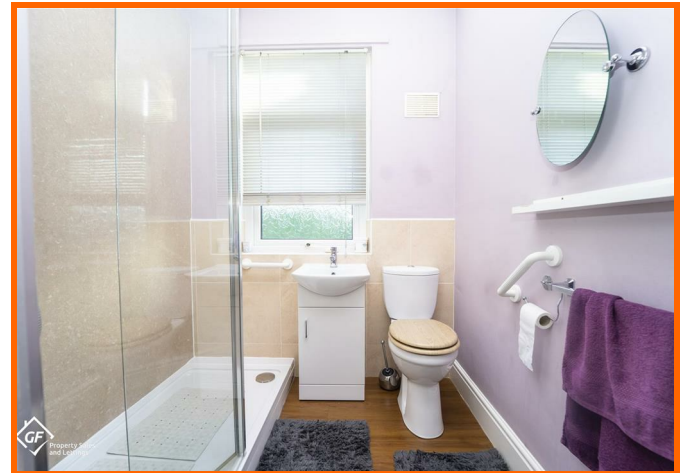
UPVC double glazed window, central heating radiator, picture rail.

External

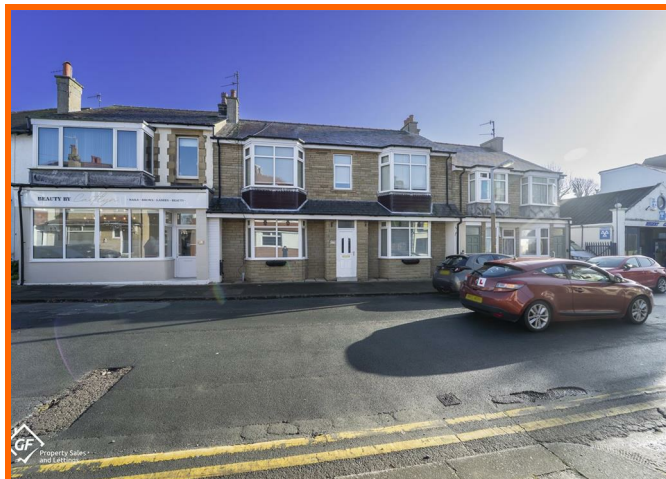
Stairs leading to private entrance.



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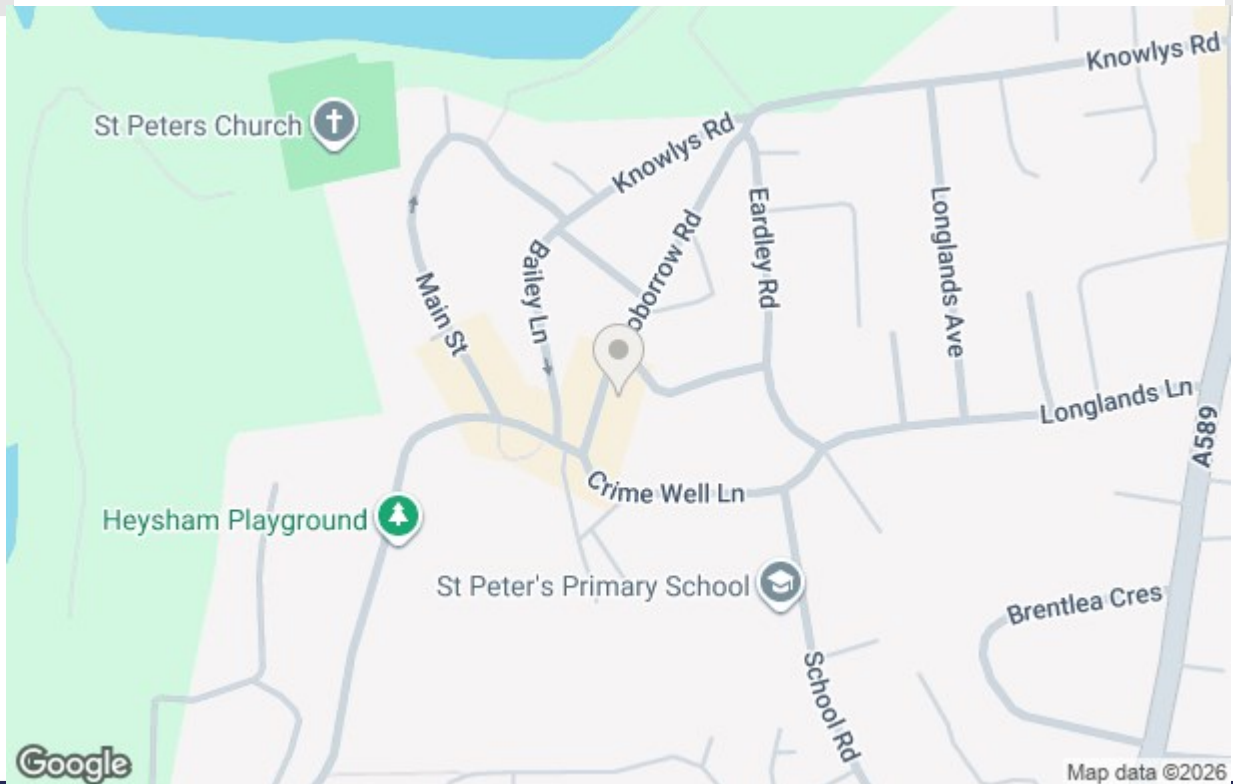
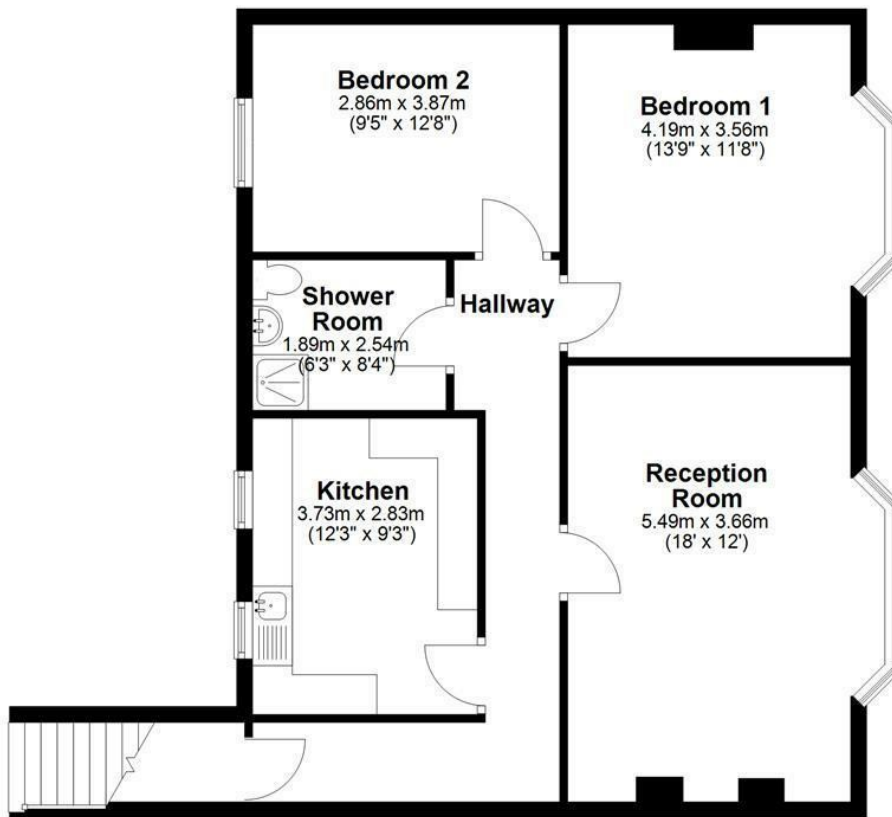


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Take a nosey round

First Floor



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