



**R&B**  
ESTATE AGENTS

6 Cumberland View Road,  
Heysham, Morecambe, Lancashire,  
LA3 1EE

6, Cumberland View Road, Heysham, Morecambe

## The property at a glance **3** **1** **2**

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Enclosed Rear Garden
- Garage
- Tenure: Freehold
- Property Band: B
- EPC: D

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
lancaster@rbestateagents.co.uk  
www.rbestateagents.co.uk

**£160,000**

# Get to know the property



Nestled in the charming area of Heysham, Morecambe, this delightful semi-detached house on Cumberland View Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The single bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this home is the garage, providing ample storage or parking space, which is a valuable asset in this desirable location. The property also boasts a lovely garden, perfect for enjoying the outdoors, whether it be for gardening, entertaining, or simply relaxing in the fresh air.

Situated close to the sea front, residents can take advantage of the stunning coastal views and the array of leisure activities available nearby. The proximity to the beach makes it an excellent choice for those who appreciate the beauty of nature and the tranquillity of seaside living.

This semi-detached house on Cumberland View Road is not just a home; it is a lifestyle choice, offering a wonderful opportunity to enjoy the best of what Heysham and Morecambe have to offer. With its appealing features and prime location, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your new home.

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

\*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





### Hall

3 x UPVC double glazed frosted windows, central heating radiator, UPVC double glazed frosted door, lino floor, stairs to first floor, doors to reception rooms 1,2 and kitchen.

### Reception Room 1

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

### Reception Room 2

UPVC double glazed window, central heating radiator, picture rail, gas fire, marble hearth and surround.

### Kitchen

2 x UPVC double glazed windows, central heating radiator, 7 x spot light points, perpex splash back, extractor hood, 4 ring electric hob, electric oven, range of wall, drawer and base units, porcelain sink with mixer tap, Worcester combi boiler, space for fridge freezer and dryer, plumbing for washing machine, UPVC double glazed frosted door to rear, lino floor.

### Landing

UPVC double glazed window, loft access, smoke alarm, stairs to first floor, bathroom, bedrooms 1,2 and 3.

### Bathroom

UPVC double glazed frosted window, cladded wall, dual flush WC, pedestal wash basin with traditional taps, panelled bath with mixer and rinse head, lino floor.

### Bedroom 1

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

### Bedroom 2

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

### Bedroom 3

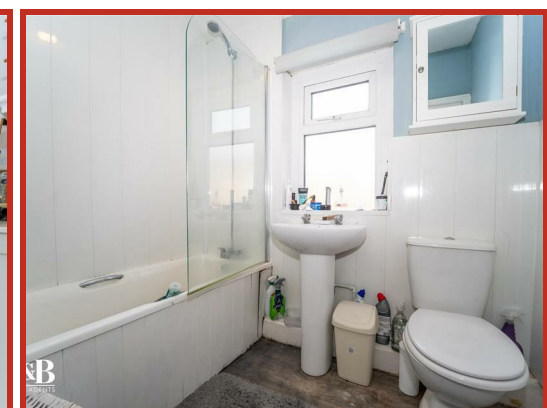
UPVC double glazed window, central heating radiator, storage cupboard.

### Front Garden

Concrete path to side of house, slate chips, mature shrubs.

### Rear Garden

Paving, lawn, access to garage.



# Get to know the property

6 Cumberland View Road,  
Heysham, Morecambe,  
Lancashire, LA3 1EE



6 Cumberland View Road,  
Heysham, Morecambe,  
Lancashire, LA3 1EE



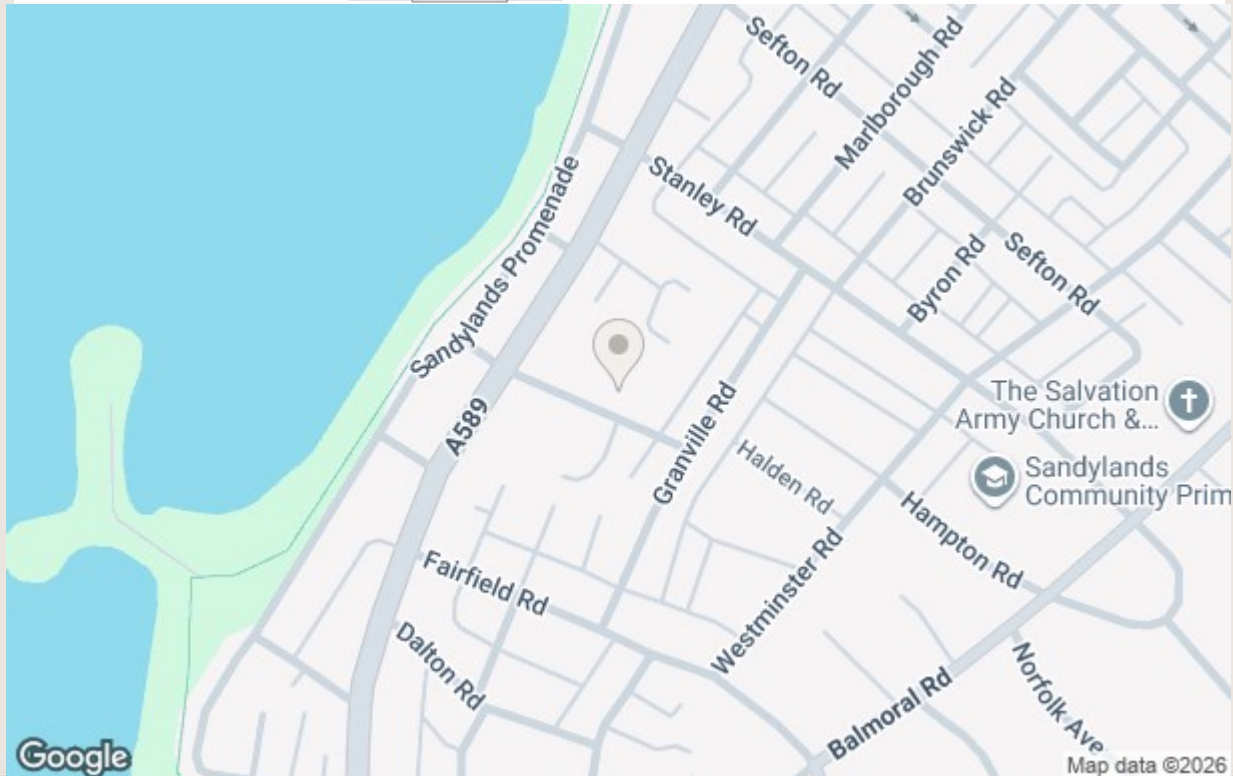
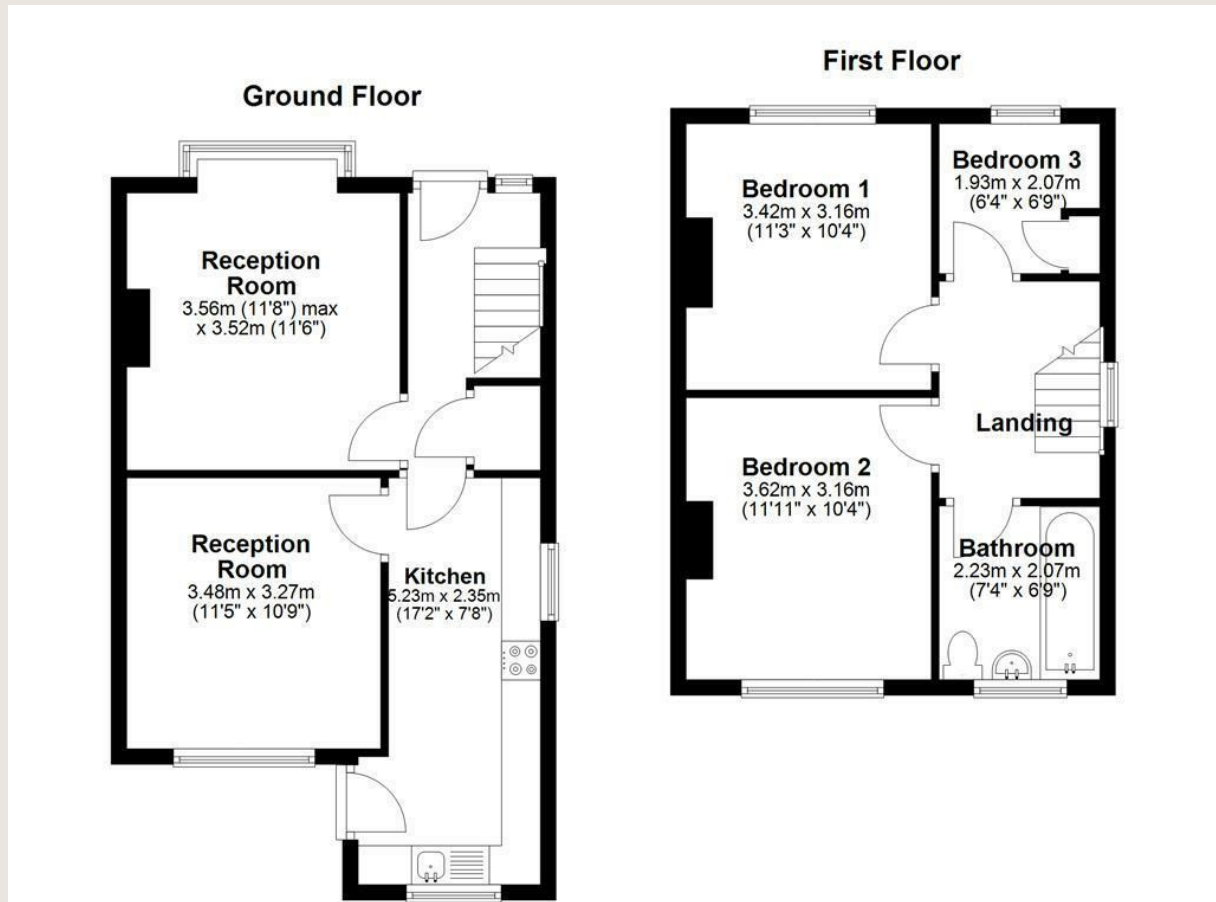
GET IN TOUCH TODAY

01524 889000

[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)

[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

# Take a nosey round



**GET IN TOUCH TODAY**  
 01524 889000  
 lancaster@rbestateagents.co.uk  
 www.rbestateagents.co.uk

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	82
(69-80) <b>C</b>	
(55-68) <b>D</b>	66
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC