



30 Dalesview Crescent,  
Heysham, Lancs, LA3 2JQ

30, Dalesview Crescent, Heysham, Lancs

## *The property at a glance*

2  1  1 

- Semi Detached Property
- Two Bedrooms
- Reception Room & Conservatory
- Stylish Kitchen & Bathroom
- Driveway & Rear Garden
- Quiet Cul-De-Sac Location
- Tenure: Freehold
- Property Band: B
- EPC: C



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01524 401402  
info@gfproperty.co.uk  
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# £180,000

# Get to know the property



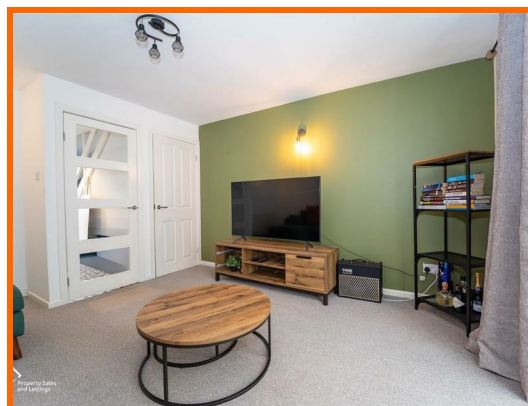
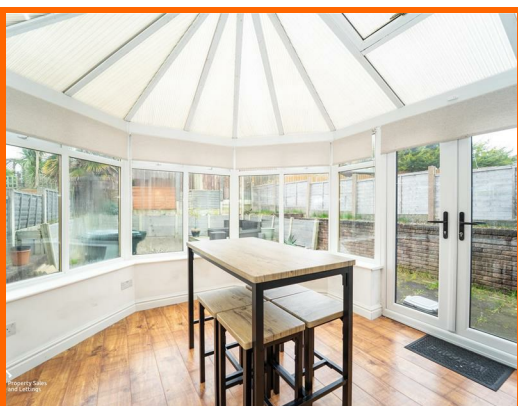
Welcome to this charming semi-detached house located on Dalesview Crescent in the picturesque area of Heysham, Lancashire. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

As you enter the home, you are greeted by a spacious reception room that exudes warmth and invites relaxation. This area seamlessly flows into a bright conservatory, providing an excellent space for entertaining guests or enjoying quiet moments with a good book while basking in natural light. The modern kitchen is well-equipped and designed for both functionality and style, making meal preparation a pleasure.

The property boasts two generously sized bedrooms, each offering a tranquil haven for rest and rejuvenation. The well-appointed bathroom caters to all your needs, ensuring convenience and comfort.

Outside, you will find a large drive that provides off-street parking for multiple vehicles, a valuable feature in this desirable neighbourhood. The surrounding area is known for its friendly community and convenient access to local amenities, including shops, schools, and parks.

In summary, this semi-detached house on Dalesview Crescent presents an excellent opportunity for those looking to settle in a welcoming environment. With its modern features, ample living space, and convenient parking, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.





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

### **Entrance Hall**

Central heating radiator, stairs to first floor, doors to kitchen and reception room.

### **Reception Room**

UPVC double glazed sliding door to conservatory, central heating radiator.

### **Kitchen**

UPVC double glazed window, central heating radiator, tiled splash back, central heating radiator, Shakur style wall, drawer and base units, wood effect laminate units, porcelain sink with mixer tap, 4 ring gas hob with electric oven, plumbing for washing machine, space for fridge freezer, Worcester combi boiler, lino floor.

### **Conservatory**

12 x UPVC double glazed windows, wood double glazed French doors to rear, polycarbonate roof, laminate floor.

### **Landing**

Smoke alarm, loft access, stairs to ground floor, doors to bathroom, bedrooms 1 and 2.

### **Bathroom**

UPVC double glazed frosted window, central heating towel radiator, 4 x spot light points, extractor fan, fully tiled to complement, P-shaped bath with mixer tap and rinse head, wall mounted sink with mixer tap, dual flush WC and lino floor.

### **Bedroom 1**

UPVC double glazed window, central heating radiator.

### **Bedroom 2**

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

### **Front Garden**

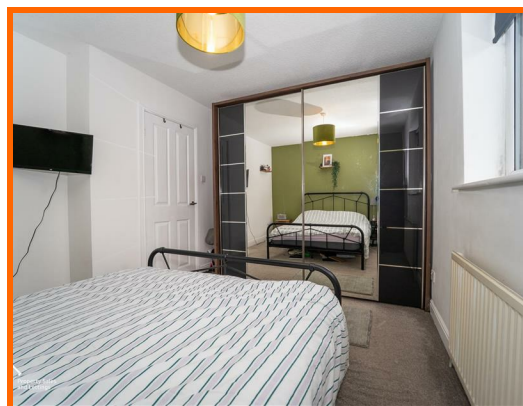
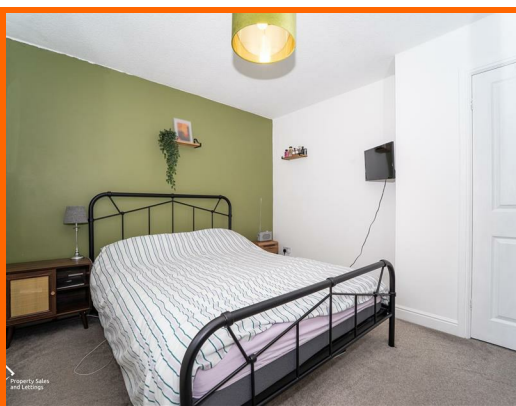
Large tarmac driveway.

### **Rear Garden**

Flagged, stones, shed and decking.

### **Disclaimer**

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 £60 inclusive of VAT and will be charged before the offer can be officially accepted.



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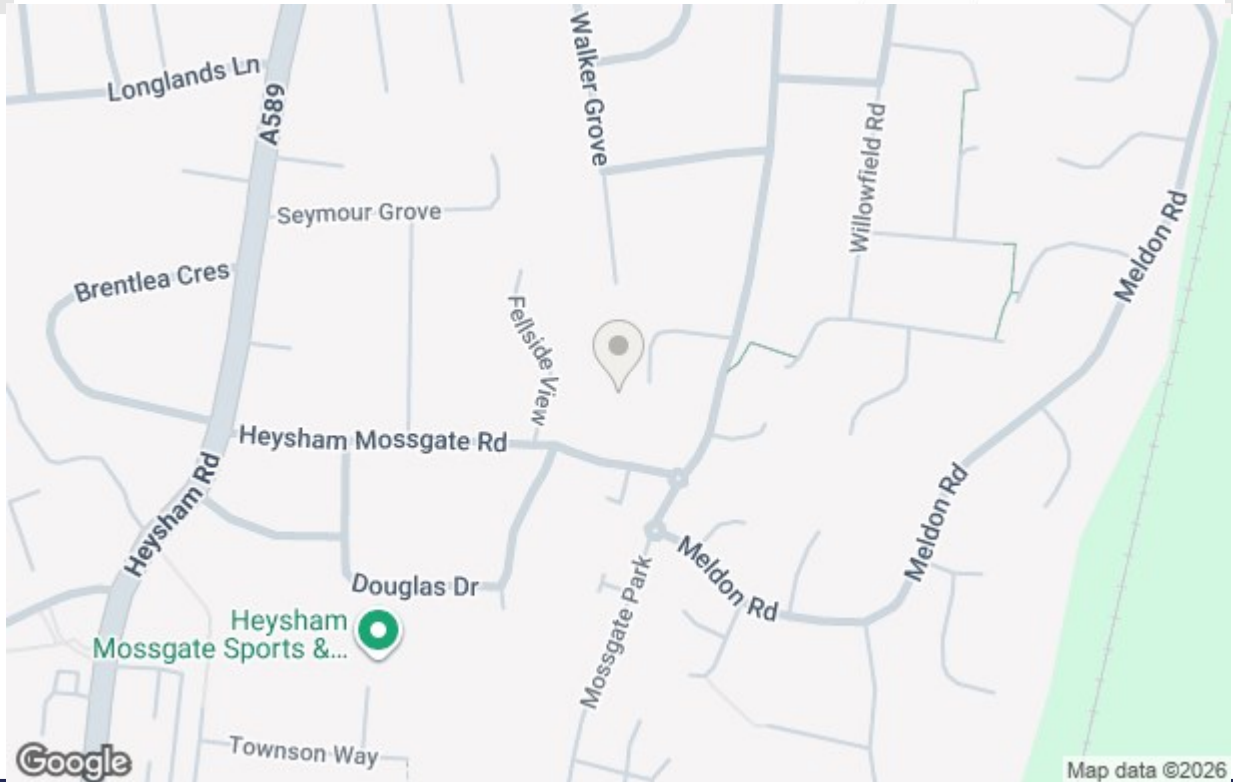
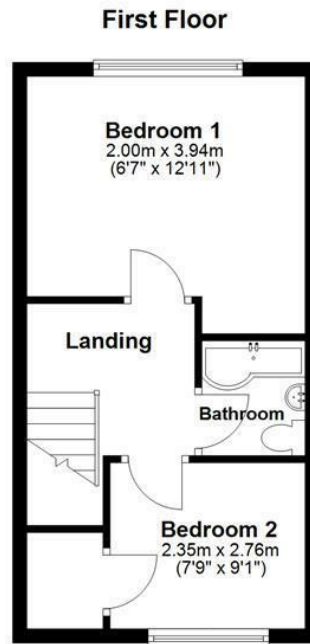
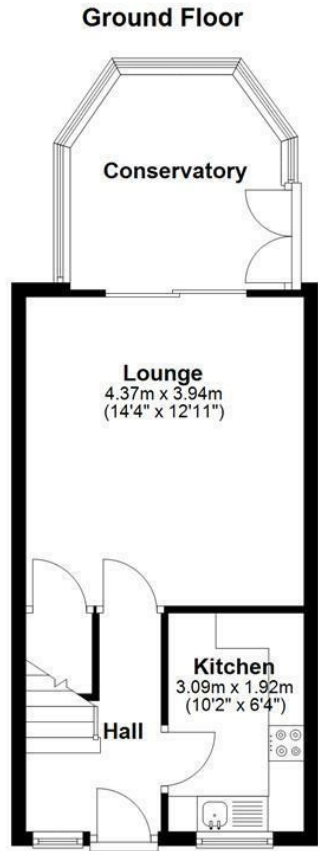
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		87	(81-91) <b>B</b>
(65-80) <b>C</b>			(65-80) <b>C</b>
(55-64) <b>D</b>	73		(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC