



7 Dunlin Avenue,  
Heysham, Morecambe,  
LA3 2ST

7, Dunlin Avenue, Heysham, Morecambe

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

3  2  1 

- Semi Detached Property
- Positioned On Advantageous Corner Plot
- Three Bedrooms
- Family Bathroom, En-Suite & Ground Floor WC
- Generous Rear Garden
- Tenure: Freehold
- Property Band: B
- EPC:
- Popular Residential Location



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# **£225,000**

# Get to know the property



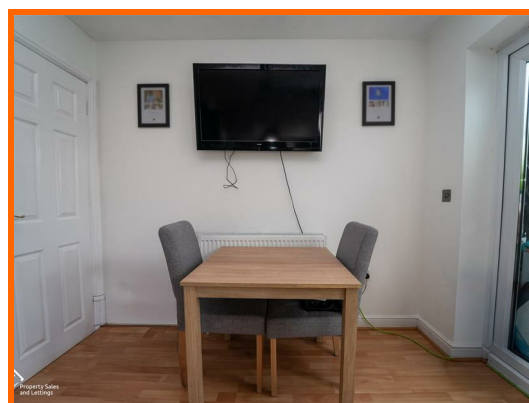
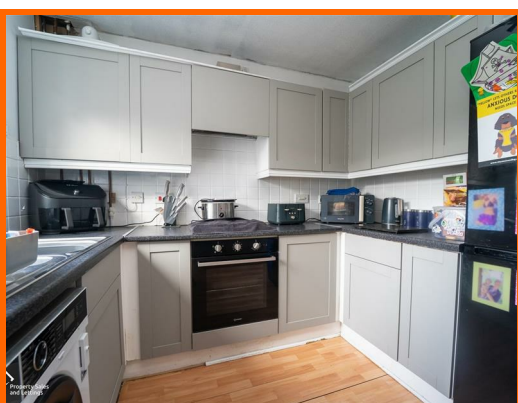
Nestled in the charming area of Dunlin Avenue, Heysham, Morecambe, this delightful house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space.

The heart of the home is undoubtedly the open plan kitchen and dining room, which creates a warm and inviting atmosphere for both cooking and entertaining. The adjoining conservatory provides a lovely space to relax and enjoy the garden views, making it a perfect spot for morning coffee or evening gatherings.

Situated in a lovely location, this property benefits from off-street parking, ensuring convenience for residents and visitors alike. The surrounding area boasts a friendly community feel, with local amenities and beautiful coastal walks just a stone's throw away.

This is not just a home; it is a lifestyle choice, offering a wonderful opportunity to enjoy the best of Heysham and Morecambe. Whether you are looking to settle down or invest, this property is sure to impress.

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







### Hallway

UPVC double glazed window, leaded frosted door, central heating radiator, doors to reception room and WC.

### WC

UPVC double glazed frosted window, low rise WC, wall mounted sink with mixer tap, central heating radiator, lino floor.

### Reception Room

UPVC double glazed window, coving, central heating radiator, electric fire in wood surround, hearth, laminate floor, door to kitchen.

### Kitchen

UPVC double glazed window, central heating radiator, tile splash back, range of wall, drawer and base units, laminate worktops, 4 ring gas hob, electric oven, stainless steel sink with mixer tap, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, concealed Worcester combi boiler, extractor hood, laminate floor.

### Conservatory

10 x UPVC double glazed windows, central heating radiator, UPVC double glazed French doors to rear.

### Landing

Loft access, smoke alarm, doors to bedrooms 1,2,3 and bathroom, stairs to ground floor.

### Bathroom

UPVC double glazed frosted window, central heating towel rail, P-shaped bath with mixer tap and overhead shower, dual flush WC, pedestal sink with mixer tap, tiled floor.

### Bedroom 1

UPVC double glazed window, central heating radiator, doors to en-suite and cupboard.

### En-Suite

UPVC double glazed frosted window, central heating radiator, tiled floor, dual flush WC, pedestal sink with mixer tap, shower, tiled floor.

### Bedroom 2

UPVC double glazed window. central heating radiator.

### Bedroom 3

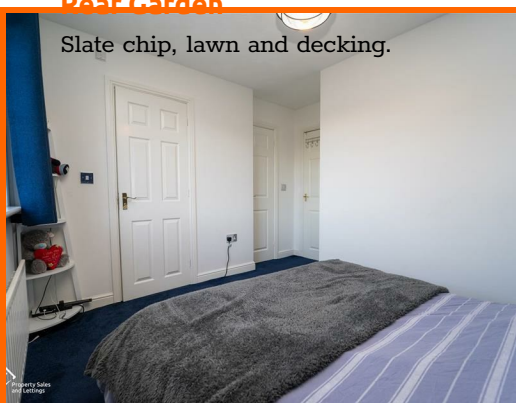
UPVC double glazed window, central heating radiator.

### Front Garden

Lawn, tarmac driveway to the side of the house.

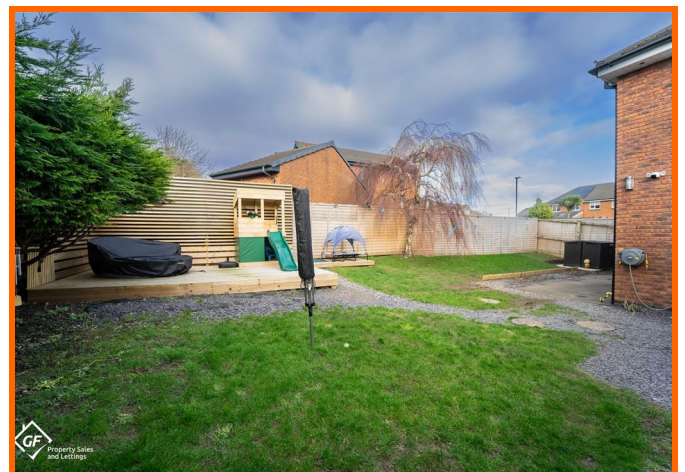
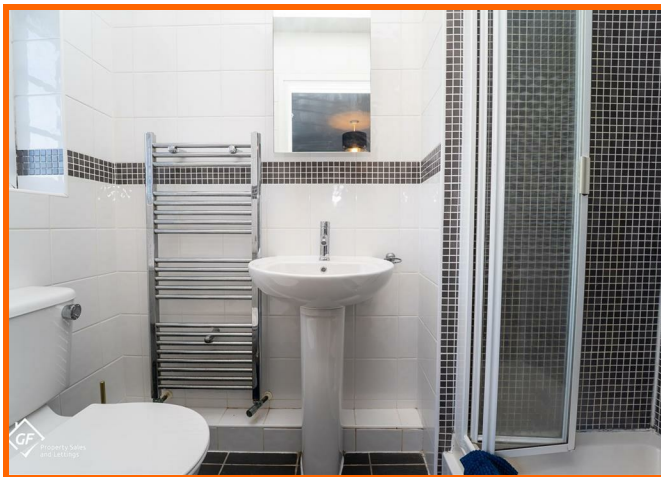
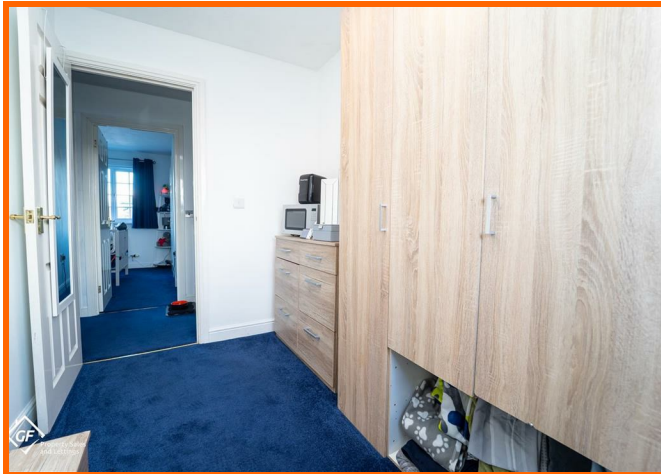
### Rear Garden

Slate chip, lawn and decking.





# 7 Dunlin Avenue, Heysham, Morecambe, LA3 2SJ



**7 Dunlin Avenue,  
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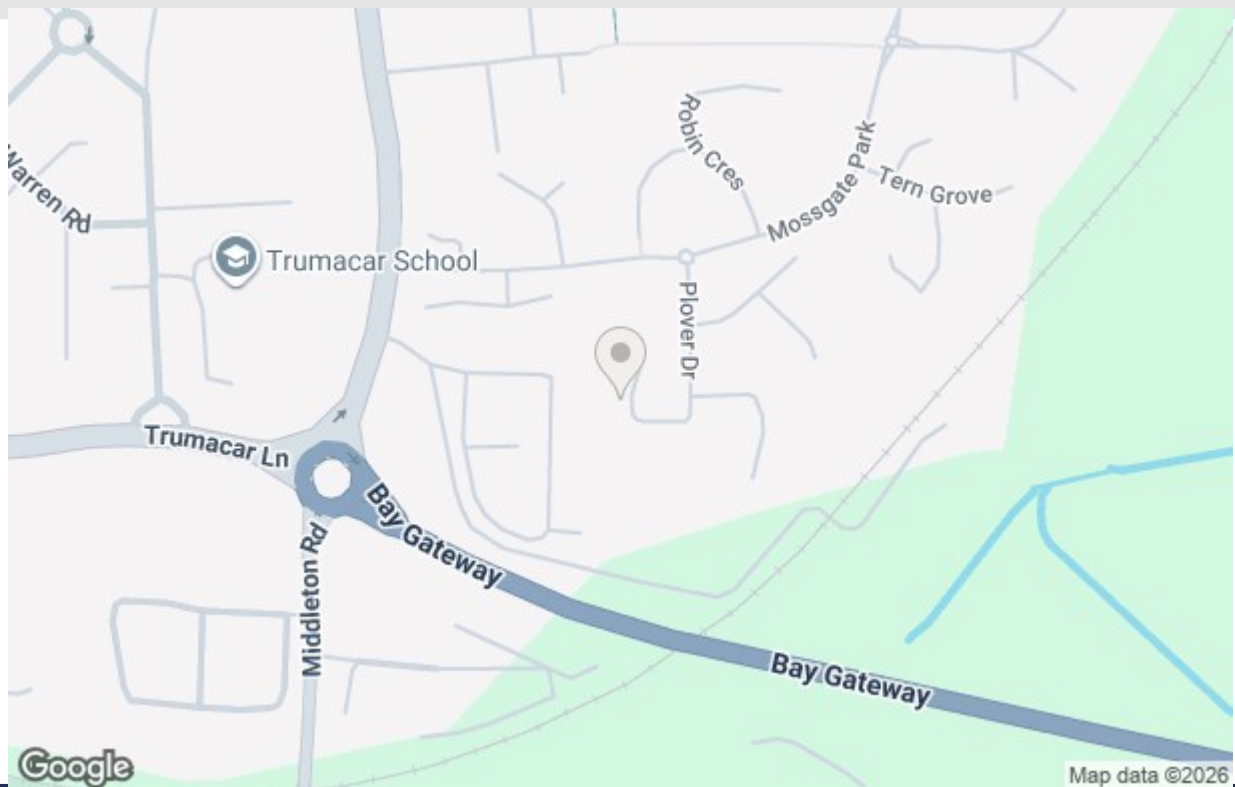


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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(65-80) <b>C</b>			
(55-64) <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			
England & Wales		EU Directive 2002/91/EC	