



58 Granville Road, Heysham,  
Morecambe, LA3 1ED

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

3  1  2 

- Mid Terrace Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Shower Room
- Enclosed Rear Yard
- Tenure: Freehold
- Council Tax Band: A
- EPC: D
- Local Amenities, Schools & The Sea Front



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# **£139,950**

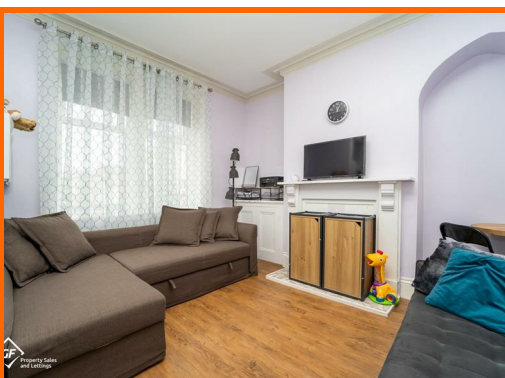
# *Get to know the property*

Nestled on Granville Road in the charming area of Heysham, Morecambe, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

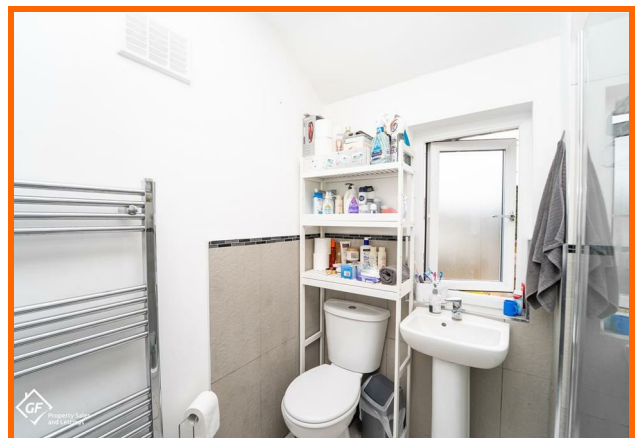
The fitted kitchen is well-equipped, providing a functional space for culinary adventures. With three generously sized double bedrooms, there is ample room for relaxation and personalisation, making it ideal for families or those who appreciate extra space. The three-piece bathroom suite is both practical and stylish, catering to all your daily needs.

Additionally, the rear yard offers a private outdoor space, perfect for enjoying the fresh air. This property combines convenience with comfort, making it a wonderful choice for those looking to establish themselves in a friendly community. With its appealing features and prime location, this home is not to be missed.

\*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.



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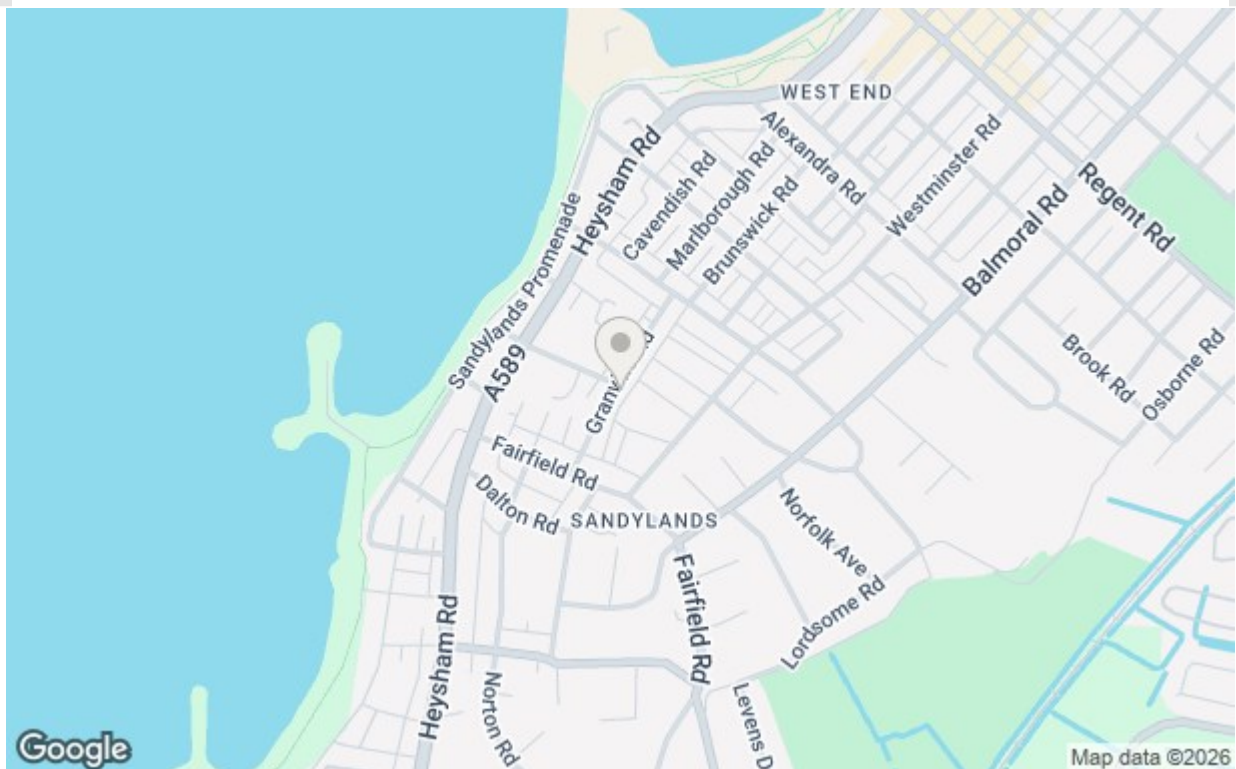
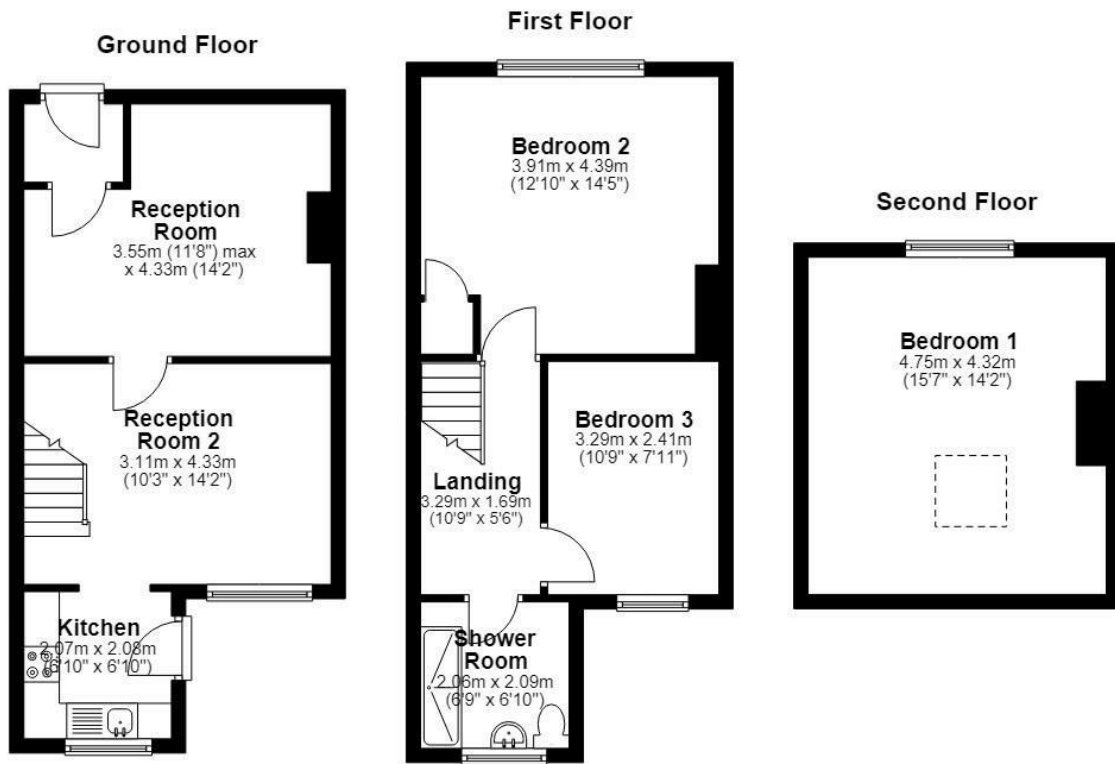
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# Take a nosey round



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| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-28) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| 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) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-28) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |