



11 Byron Road, Heysham,  
Morecambe, LA3 1UQ

11 Byron Road, Heysham, Morecambe

## *The property at a glance*



- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Lovely Enclosed Rear Garden
- Tenure: Freehold
- Property Banding: TBC
- EPC: TBC
- Amenities, Schools & Transport Links



Get in touch today

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# £130,000

# Get to know the property

Nestled on Byron Road in the charming area of Morecambe, this delightful mid-terrace house offers a perfect blend of modern living and classic character.

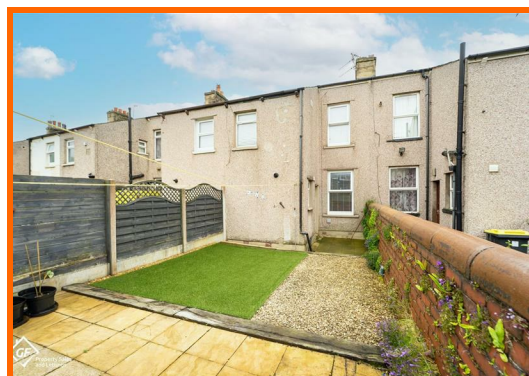
Upon entering, you are greeted by two inviting reception rooms that exude a bright yet cosy atmosphere, ideal for both relaxation and entertaining. The well-appointed kitchen complements the living space, making it a lovely hub for culinary creativity and family gatherings.

The property boasts three spacious bedrooms, providing plenty of room for family or guests. The modern bathroom is designed with contemporary fixtures, ensuring convenience and style.

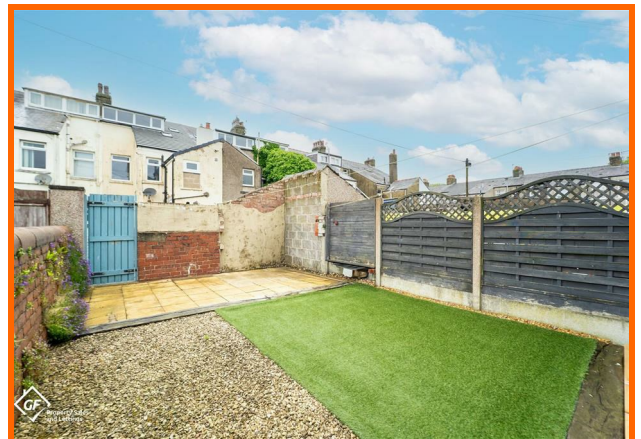
Outside, the low maintenance garden offers a serene retreat, perfect for enjoying the outdoors without the burden of extensive upkeep. This feature makes the property particularly appealing for first-time buyers seeking a manageable outdoor space.

Overall, this home on Byron Road presents an excellent opportunity for those looking to settle in a friendly community, with easy access to local amenities and the beautiful Morecambe coastline. Whether you are a first-time buyer or looking for a charming family home, this property is sure to impress.

\*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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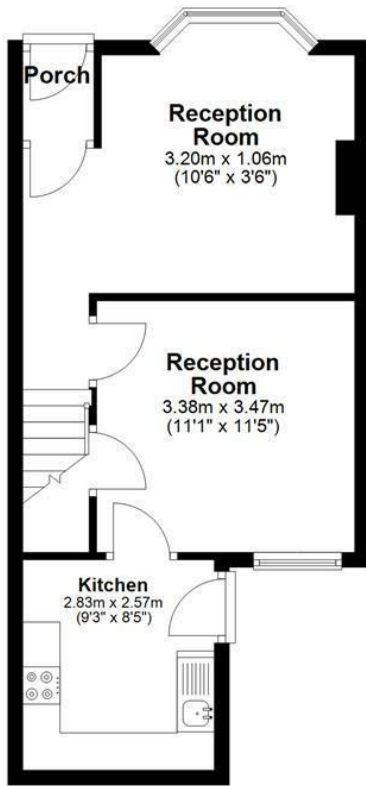


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# Take a nosey round

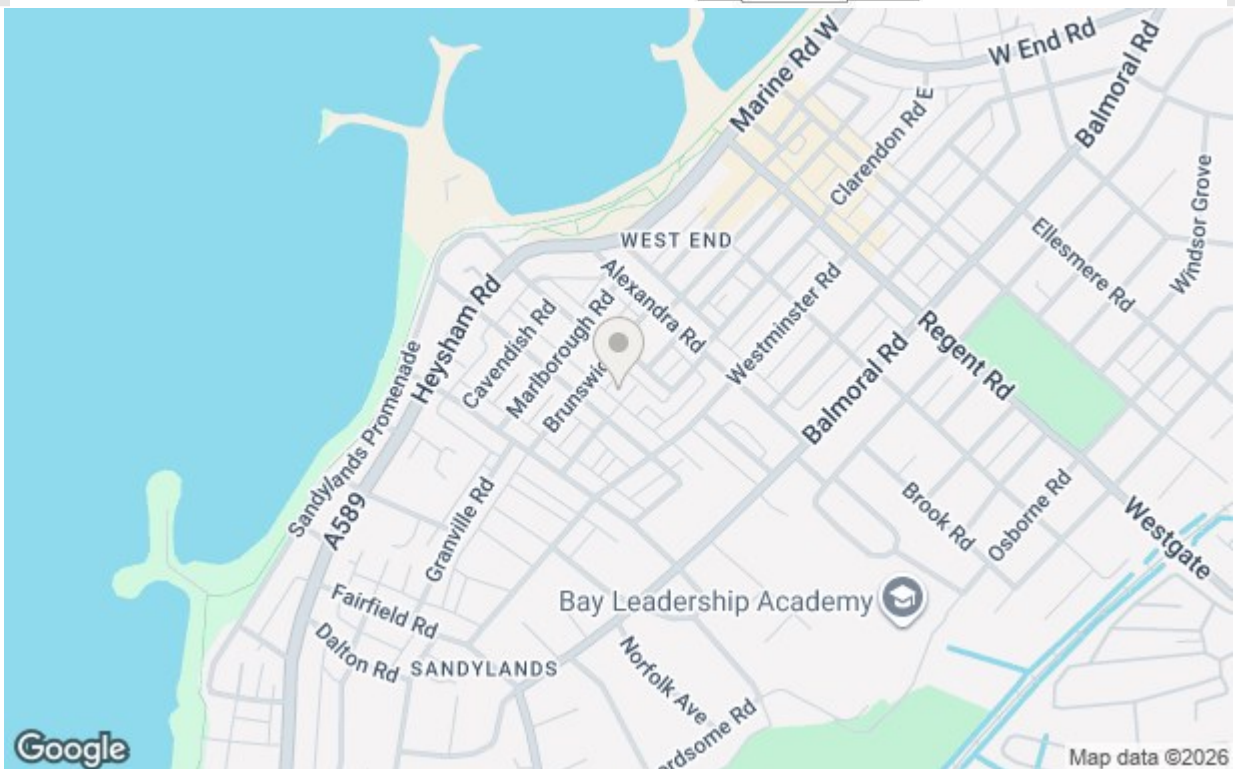
## Ground Floor

Approx. 36.1 sq. metres (388.6 sq. feet)



## First Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



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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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-28) <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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-28) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	