



10 The Cliffs, Heysham,  
Morecambe, LA3 1NY

10, The Cliffs, Heysham, Morecambe

## *The property at a glance*

3 1 2

- Stunning Seafront Property
- Three Bedrooms/ Two Spacious Reception Rooms
- Modern Kitchen
- Bathroom & En-Suite
- Parking & Outhouse
- Lawned Front Garden
- Highly Desirable Location / Uninterrupted Sea Views
- Tenure: Freehold
- Property Band: D
- EPC: D



Get in touch today

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

**£400,000**

# Get to know the property



Located on the picturesque location of The Cliffs, Heysham, Morecambe, this semi-detached house presents a fantastic opportunity for those seeking a stunning seafront property. With breathtaking uninterrupted sea views, you will be treated to some of the best sunsets in the world right from your own home.

The accommodation is both versatile and spacious, featuring three well-proportioned bedrooms, with the potential to convert a ground floor room into a fourth bedroom if desired. The property boasts three reception rooms, providing ample space for relaxation and entertainment. Additionally, there is a bathroom and an en-suite, ensuring convenience for family living.

Parking is a breeze with space for two vehicles, making it easy for you and your guests to come and go. The property is just a short walk from the charming village, where you can enjoy local amenities and the vibrant community atmosphere.

This home is perfect for families or anyone looking to embrace coastal living with the added benefit of modern comforts. Don't miss the chance to own a piece of this idyllic location, where the beauty of the sea meets the warmth of a welcoming community.





## **Hallway**

UPVC door into entrance hall, UPVC bay window, radiator, coving, smoke alarm, archway, doors to lounge, dining room, opening to kitchen and stairs to first floor.

## **Lounge**

UPVC bay window, radiator, coving, TV point, radiant fireplace and laminate flooring.

## **Dining Room**

UPVC window, radiator, coving and laminate flooring.

## **Kitchen**

UPVC window, radiator, mix of wall and base units with laminate worktops, integrated oven, four ring gas hob, integrated extractor, one and a half bowl sink with mixer tap, tiled splash back, integrated dishwasher, spotlights, laminate flooring and door to reception.

## **Reception Room/Bedroom Four**

UPVC window, radiator, spotlight, TV point, laminate flooring, storage cupboard, door to en suite and UPVC door to rear.

## **En Suite**

Dual flush WC, pedestal wash basin, direct feed shower cubicle, extractor fan and tiled flooring.

## **First Floor**

### **Landing**

UPVC window, loft access, doors to bedroom one, two, three, bathroom and separate WC.

### **Bedroom One**

UPVC bay window, radiator, coving and built in wardrobes.

### **Bedroom Two**

UPVC window, radiator, coving and built in wardrobe.

### **Bedroom Three**

UPVC window and radiator.

### **Bathroom**

UPVC window, pedestal wash basin with traditional taps, bath with traditional taps, fully tiled surround, heated towel rail and tiled flooring.

### **Separate WC**

UPVC window and dual flush WC.

## **External**

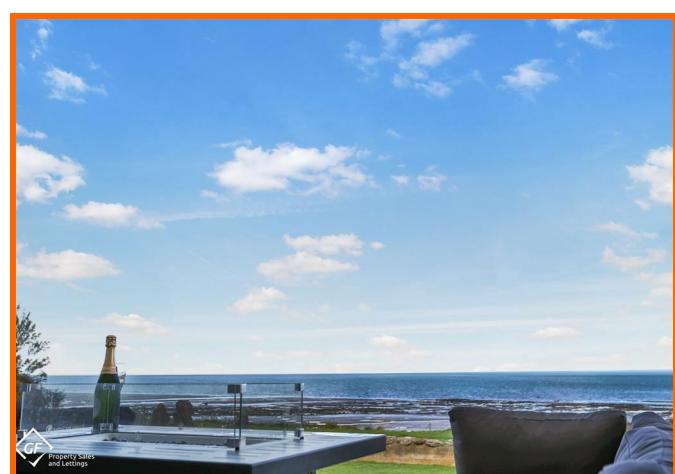
## **Front**

Laid to lawn, pebbled area, patio area.

# 10 The Cliffs, Heysham, Morecambe, LA3 1NY



# 10 The Cliffs, Heysham, Morecambe, LA3 1NY



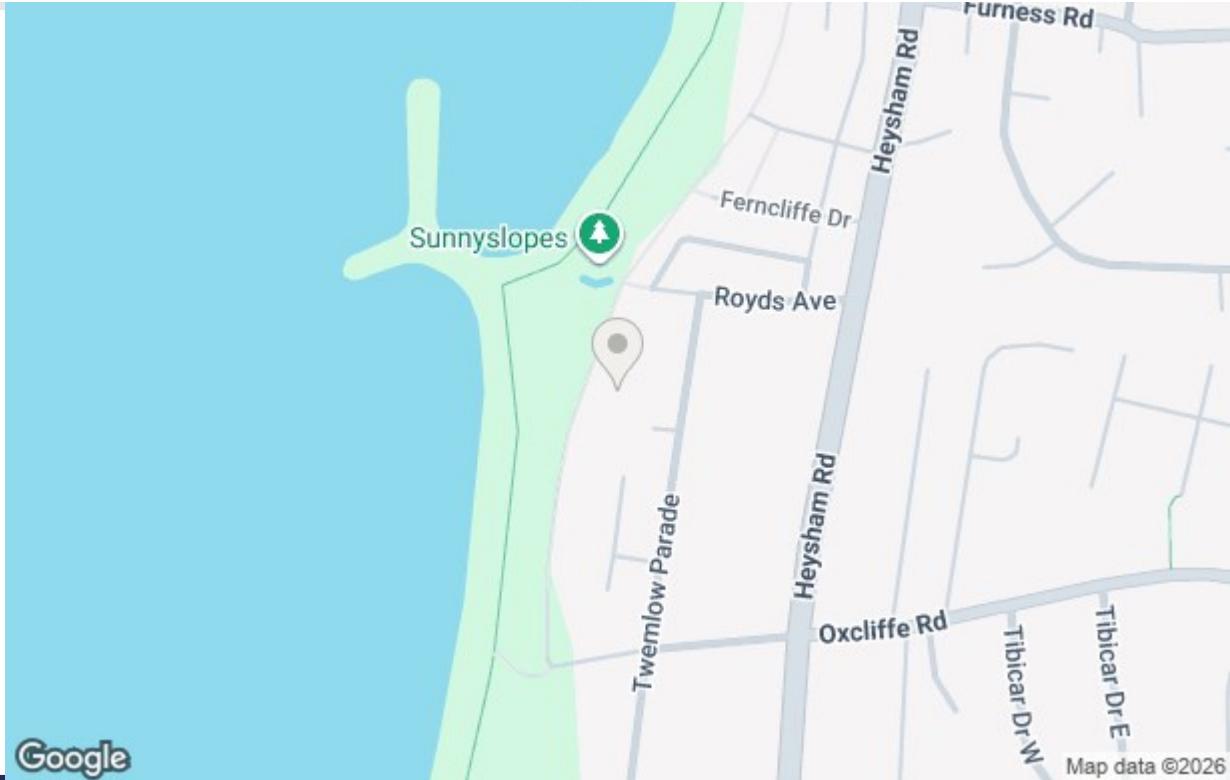
**Get in touch today**

01524 401402

[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)

[gfproperty.co.uk](http://gfproperty.co.uk)

# Take a nosey round



Property Sales  
and Lettings

## Get in touch today

01524 401402

[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)

[gfproperty.co.uk](http://gfproperty.co.uk)

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		
(21-38)	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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	