



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

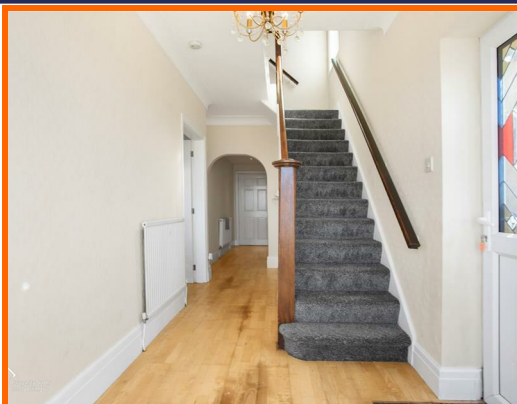


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# **£400,000**

# Get to know the property

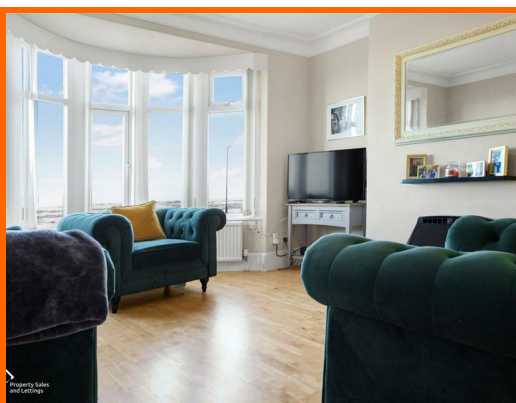


Located on the picturesque location of The Cliffs, Heysham, Morecambe, this semi-detached house presents a fantastic opportunity for those seeking a stunning seafront property. With breathtaking uninterrupted sea views, you will be treated to some of the best sunsets in the world right from your own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

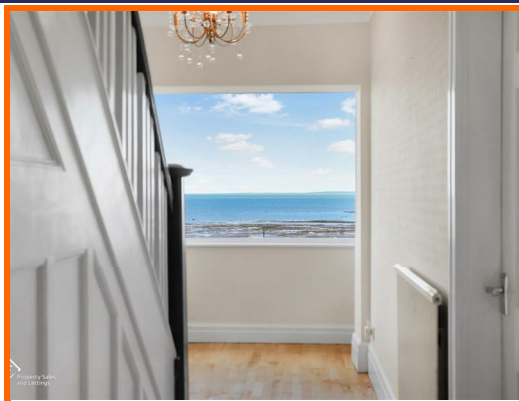
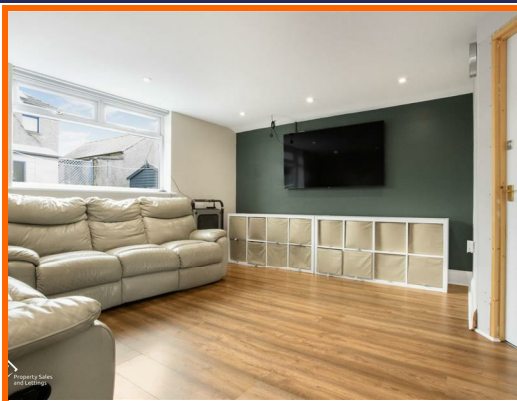
The accommodation is both versatile and spacious, featuring three well-proportioned bedrooms, with the potential to convert a ground floor room into a fourth bedroom if desired. The property boasts three reception rooms, providing ample space for relaxation and entertainment. Additionally, there is a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

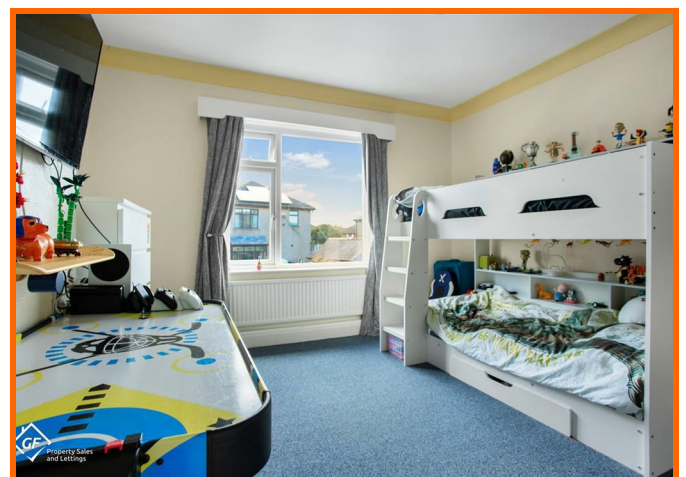
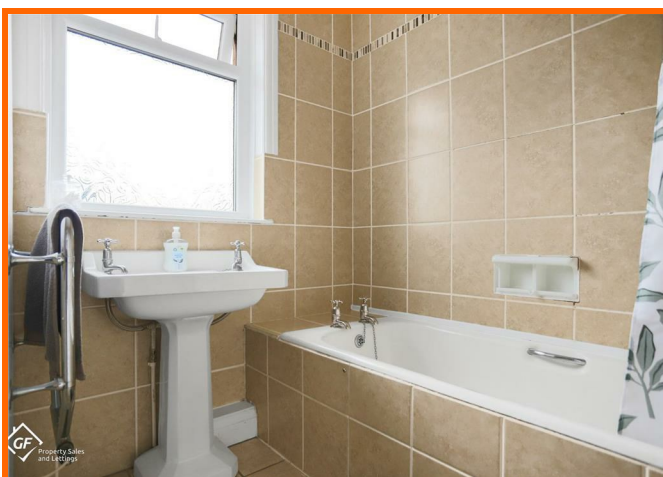
UPVC window and dual flush WC.

## External

### Front

Laid to lawn, pebbled area, patio area.

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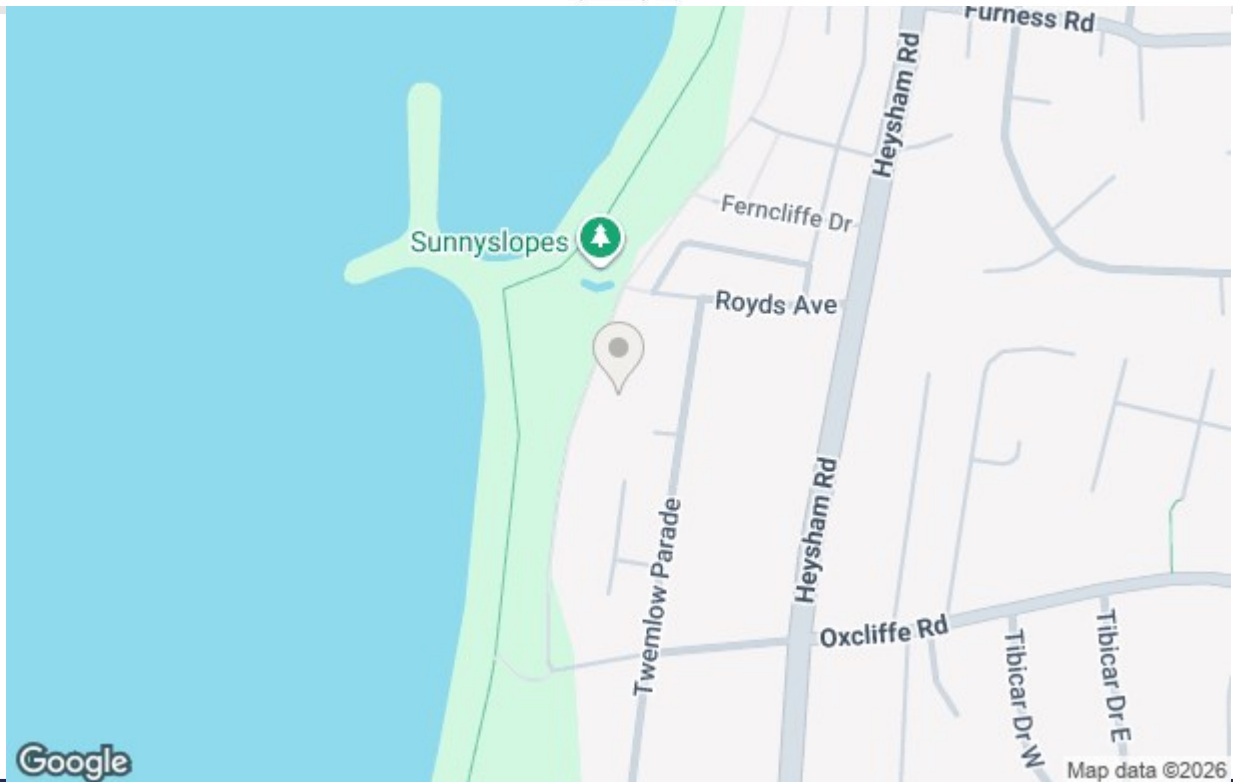
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# Take a nosey round



Total area: approx. 127.8 sq. metres (1375.2 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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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>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>77</b>
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>	
(55-68) <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	
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