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ESTATE AGENTS

8 Tranmere Avenue, Heysham,  
Morecambe, LA3 2BB

8, Tranmere Avenue, Heysham, Morecambe

## The property at a glance **3** **1** **2**

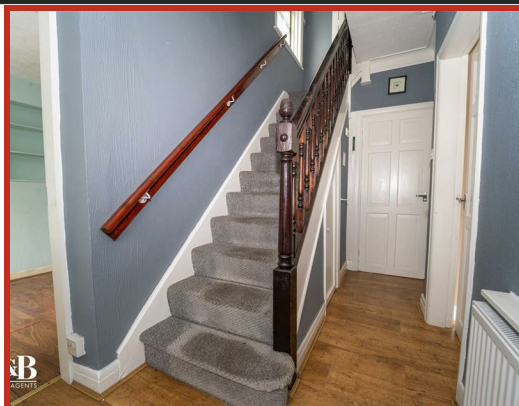
- Extended Semi Detached Property
- Four Bedrooms
- Two Reception Rooms
- Shower Room & Ground Floor WC
- Generous Rear Garden
- Driveway
- Tenure: Freehold
- Property Band: B
- EPC: D
- Excellent Transport Links & Amenities

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**£225,000**

# Get to know the property

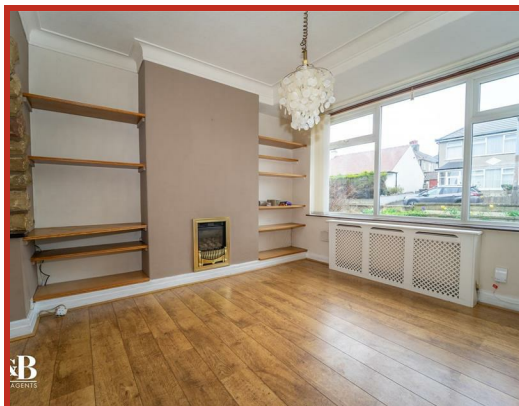
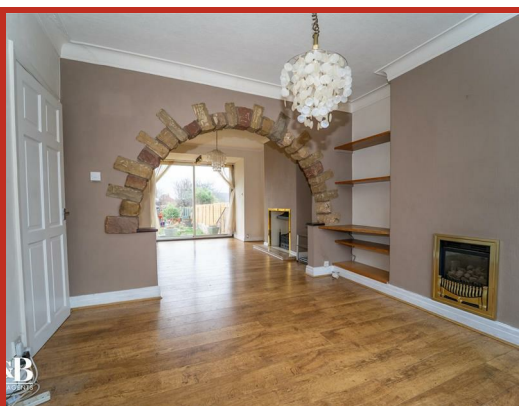


Nestled on Tranmere Avenue in the charming area of Heysham, Morecambe, this delightful semi-detached house offers a perfect blend of comfort and practicality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. Additionally, there is an office area that could easily serve as a fourth bedroom, providing flexibility to suit your needs.

The layout of the home is thoughtfully designed, ensuring a seamless flow between rooms. The generous garden is a standout feature, offering ample outdoor space for relaxation, gardening, or entertaining guests. Off-street parking adds to the convenience, making it easy for you and your visitors to come and go without the hassle of searching for a space.

This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of a spacious home. With its appealing features and prime location, this semi-detached house is sure to attract interest. Don't miss the chance to make it your own.

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





### **Porch**

3 x UPVC double glazed windows, tiled floor, UPVC double glazed frosted door, UPVC double glazed frosted door to hall.

### **Hall**

Wood double glazed frosted window, central heating radiator, stairs to first floor, doors to reception room 1, kitchen, bedroom 3, laminate floor.

### **Reception Room 1**

UPVC double glazed box bay window, central heating radiator, gas fire, coving, laminate floor, open to reception room 2.

### **Reception Room 2**

UPVC double glazed sliding door to rear, central heating radiator, open cast iron fire with heart and marble surround, coving laminate floor.

### **Kitchen**

2 x UPVC double glazed windows, central heating radiator, tiled splash back, range of wall, drawer and base units, stainless steel sink with mixer tap, extractor hood, 4 ring gas hob, electric oven, plumbing for dishwasher, tiled floor, UPVC double glazed frosted door to rear.

### **Bedroom 3**

UPVC double glazed window, central heating radiator, door to WC, tiled splash back, low rise WC, wall mounted sink with traditional taps, laminate floor.

### **Landing**

Wood double glazed stained glass, coving, stairs to ground floor, doors to bedrooms, 1,2,4 and bathroom.

### **Bathroom**

UPVC double glazed frosted window, central heating radiator, 4 x spot lighting, extractor fan, full tiling to complement, dual flush WC, wall mounted vanity sink and mixer tap, corner shower.

### **Bedroom 1**

UPVC double glazed box bay window, central heating radiator, built-in wardrobes.

### **Bedroom 2**

UPVC double glazed window, central heating radiator, built-in wardrobes.

### **Bedroom 4**

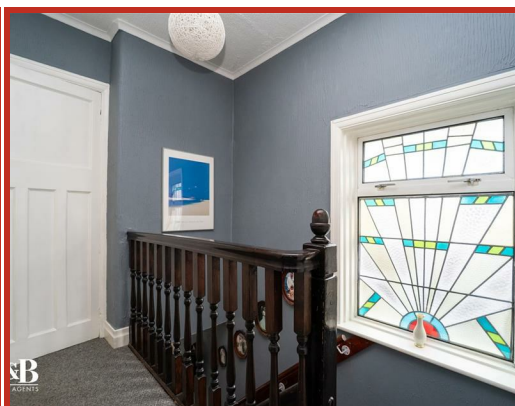
UPVC double glazed window, central heating radiator, loft access.

### **Front**

Block paving.

### **Rear Garden**

Pond, block paving, extensive lawn, shrubs, 2 x sheds.



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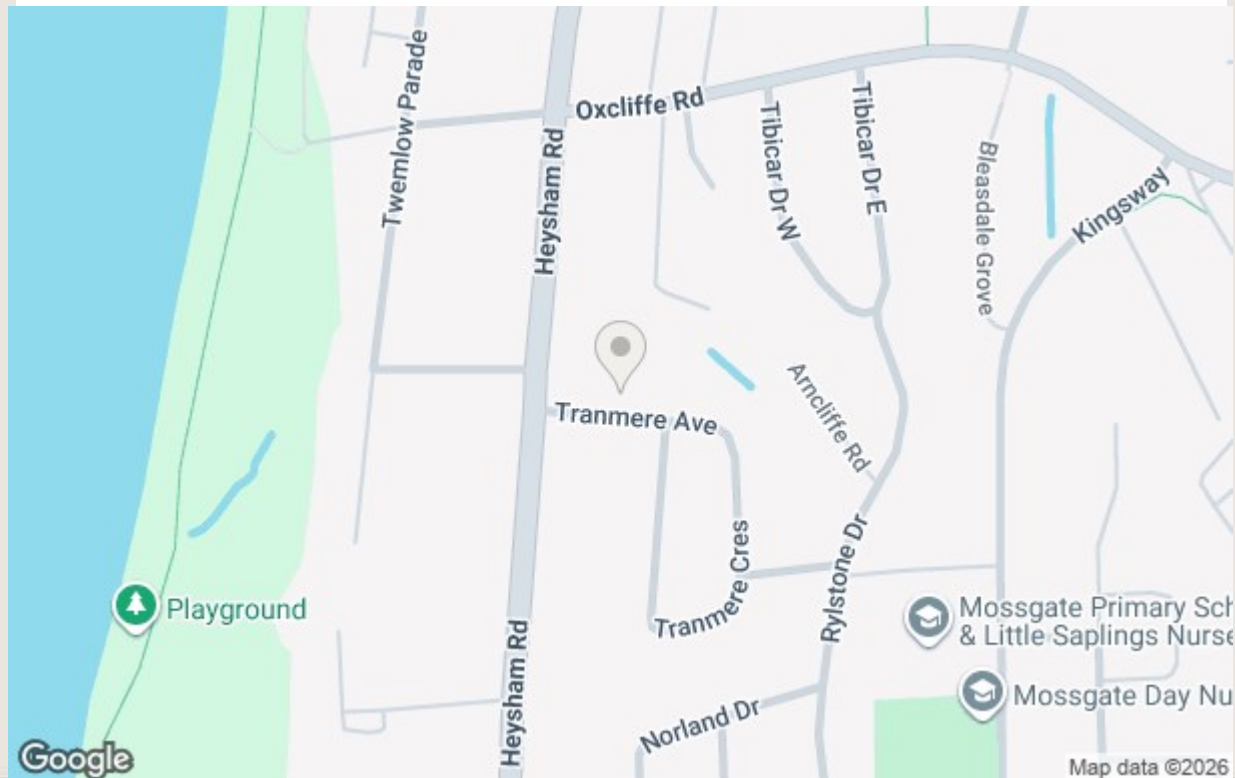
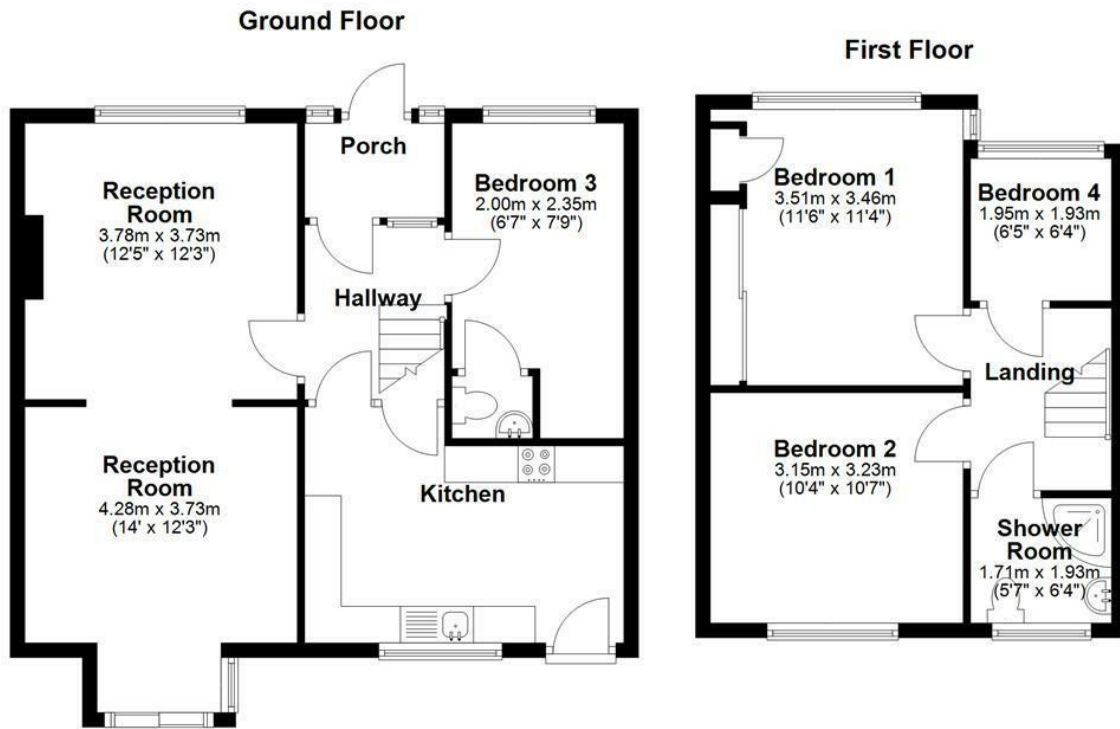
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# Take a nosey round



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Energy Efficiency Rating	
	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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	
(61-91) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC