



**R&B**  
ESTATE AGENTS

1 Wesley Drive, Heysham,  
Morecambe, LA3 2BS

1, Wesley Drive, Heysham, Morecambe

## The property at a glance 4 3 1

- Detached Property
- Four Bedrooms
- Three Bathrooms
- Spacious Fitted Kitchen
- Enclosed Side Garden
- Off Road Parking
- Freehold
- Council Tax Band: C
- EPC Rating: D

**R&B**  
ESTATE AGENTS

GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbstateagents.co.uk](mailto:lancaster@rbstateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£315,000**

# Get to know the property



## THE PERFECT HOME FOR YOU AND YOUR FAMILY!

Nestled in the charming Wesley Drive of Heysham, Morecambe, this semi-detached 4-bedroom house is a dream come true for those seeking a perfect family home.

As you step inside, you are greeted by a spacious reception area, ideal for creating lasting memories with loved ones and hosting delightful gatherings. The layout of this home effortlessly combines practicality with style, offering a seamless flow between the rooms.

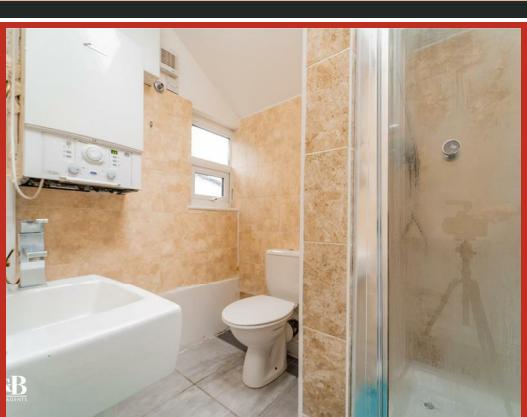
The four generously sized bedrooms provide ample space for relaxation and personalisation, ensuring that every family member has their own sanctuary within the house. The three bathrooms add convenience and luxury to everyday living.

One of the standout features of this property is the large front driveway, a haven for car enthusiasts or families with multiple vehicles. The abundance of parking space means you'll never have to worry about finding a spot again.

Whether you're looking to unwind in the comfort of your own home or entertain guests in style, this property caters to all your needs. The seamless blend of indoor and outdoor space makes it a perfect setting for family life, offering both room to grow and spaces to create lasting memories.

Don't miss out on the opportunity to make this house your home - a place where family, comfort, and style come together harmoniously.





## Ground Floor

### Hall

**5.21m x 2.21m (17'1 x 7'3)**

Double UPVC double glazed entrance doors, central heating radiator, smoke detector, hardwood floor and doors to reception room and kitchen.

### Reception Room

**5.16m x 3.76m (16'11 x 12'4)**

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, smoke detector, ceiling rose, coving, dado rail, gas fire with marble hearth and surround and TV point.

### Kitchen

**5.13m x 3.15m (16'10 x 10'4)**

UPVC double glazed bay window, two upright mirrored central heating radiators, smoke detector, spotlights, range of wall and base units, one and half bowl stainless steel sink with draining board and mixer tap, integrated single oven, space for range cooker, extractor hood, tiled splash back, two storage cupboards, tiled floor and door to inner hall.

### Inner Hall

**2.26m x 0.79m (7'5 x 2'7)**

Spotlights, tiled floor, doors to bedroom two and shower room and UPVC door to rear.

### Bedroom Two

**3.12m x 2.41m (10'3 x 7'11)**

UPVC double glazed window, Velux window, central heating radiator and spotlights.

### Shower Room

**2.08m x 1.50m (6'10 x 4'11)**

UPVC double glazed frosted window, Velux window, spotlights, dual flush WC, pedestal wash basin with mixer tap, direct feed shower, extractor fan, boiler, part tiled elevations and tiled floor.

## First Floor

### Landing

**3.61m x 2.49m (11'10 x 8'2)**

UPVC double glazed frosted window, loft access, ceiling rose, smoke detector, doors to three bedrooms, bathroom and WC.

### Bedroom One

**5.08m x 3.84m (16'8 x 12'7)**

UPVC double glazed bay window, UPVC double glazed window, central heating radiator, feature wall light, and door to en suite.

### En Suite

**2.08m x 1.30m (6'10 x 4'3)**

Coving, dual flush WC, vanity top wash basin with mixer tap, direct feed rainfall shower with rinse head, tiled elevations and tiled floor.

### Bedroom Three

**3.18m x 3.15m (10'5 x 10'4)**

UPVC double glazed window, central heating radiator and fitted storage.

### Bedroom Four

**2.51m x 2.24m (8'3 x 7'4)**

UPVC double glazed window, central heating radiator, ceiling rose and coving.

### Bathroom

**2.26m x 2.11m (7'5 x 6'11)**

UPVC double glazed frosted window, central heated towel rail, dual flush WC, wall mounted wash basin with mixer tap, P shaped panel bath with mixer tap with direct feed shower with rinse head over, tiled elevations and tiled floor.

### WC

**1.52m x 0.86m (5' x 2'10)**

UPVC double glazed frosted window, dual flush WC and tiled floor.

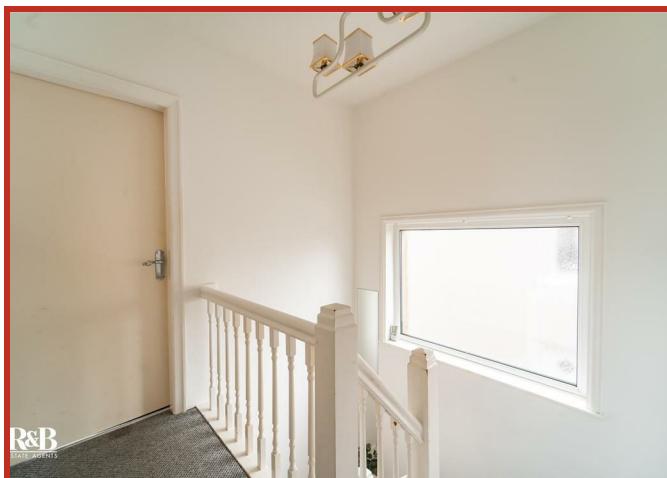
## External

### Side

Enclosed artificial lawn and paved area.



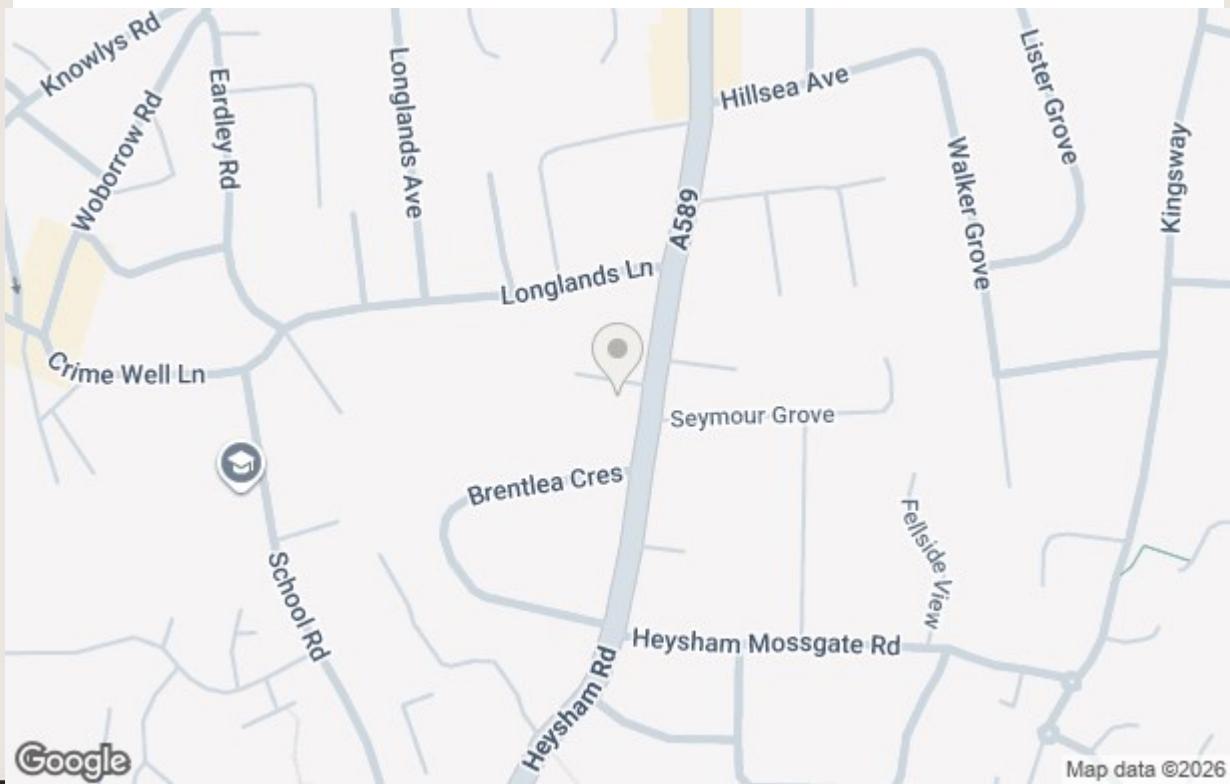
# 1 Wesley Drive, Heysham, Morecambe, LA3 2BS



1 Wesley Drive, Heysham,  
Morecambe, LA3 2BS

**GET IN TOUCH TODAY**  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

# Take a nosey round



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(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	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	