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ESTATE AGENTS

8 Tranmere Avenue, Heysham,
Morecambe, LA3 2BB

8, Tranmere Avenue, Heysham, Morecambe

The property at a glance

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

3 1 2

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01524 889000
lancaster@rbstateagents.co.uk
www.rbestateagents.co.uk

£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

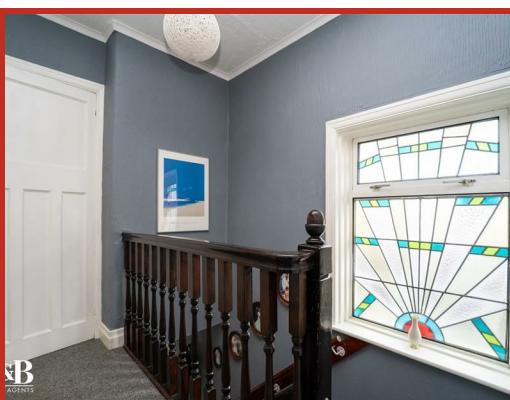
UPVC double glazed window, central heating radiator, loft access.

Front

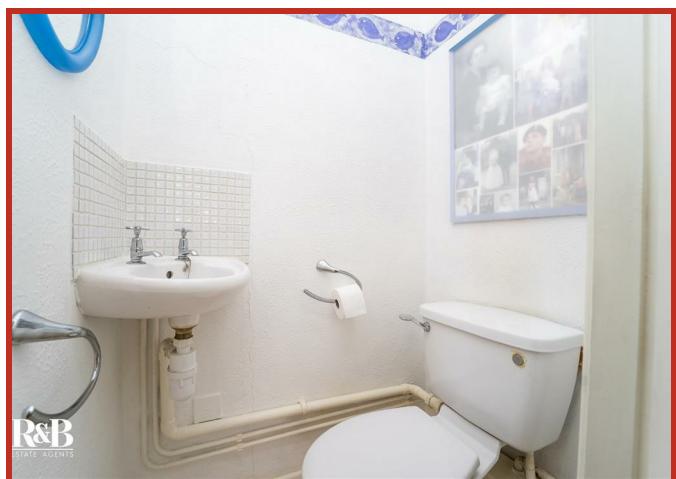
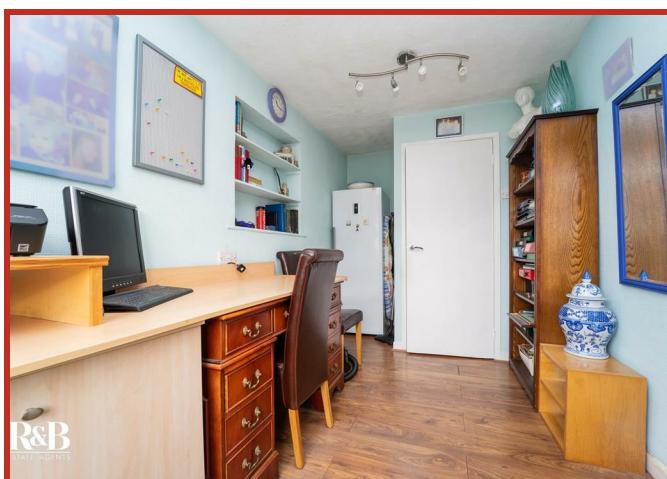
Block paving.

Rear Garden

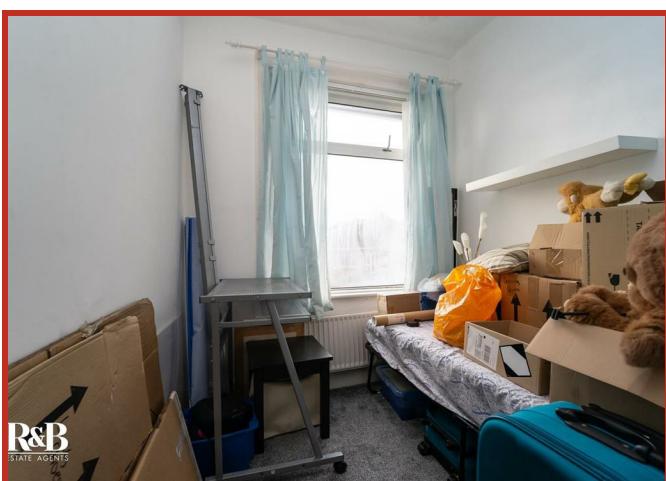
Pond, block paving, extensive lawn, shrubs, 2 x sheds.



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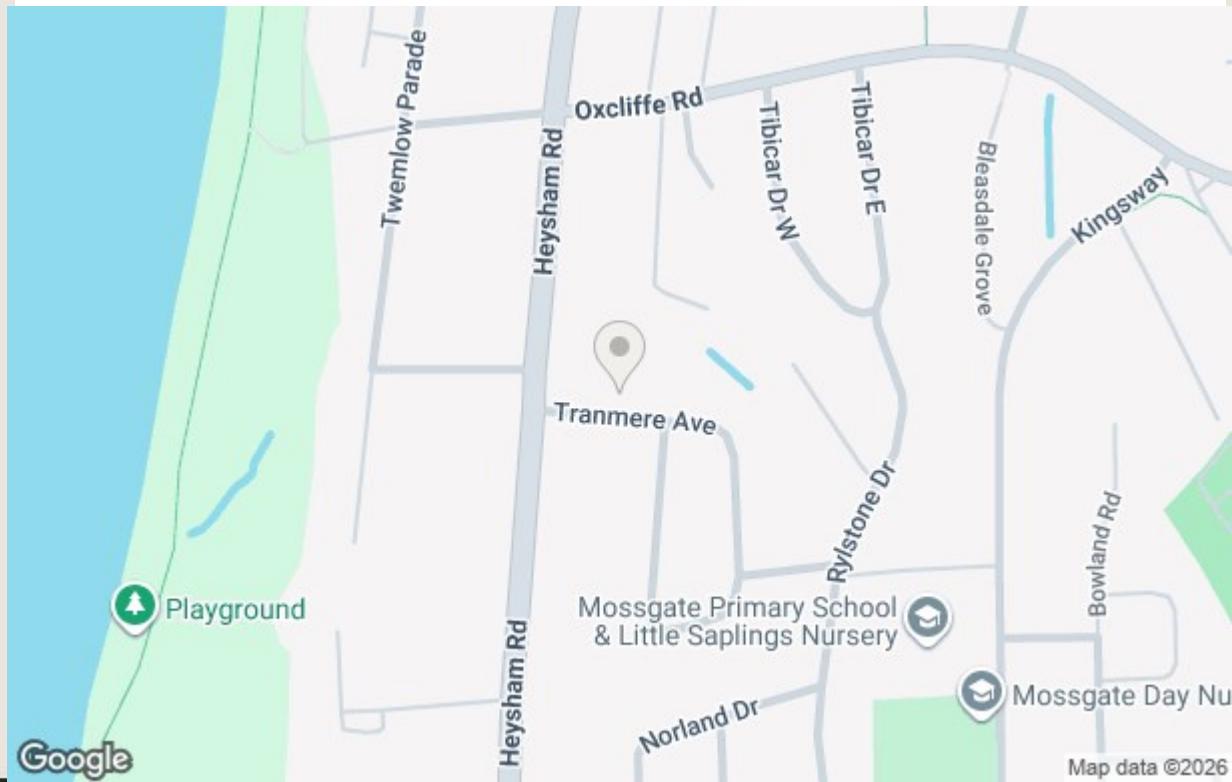
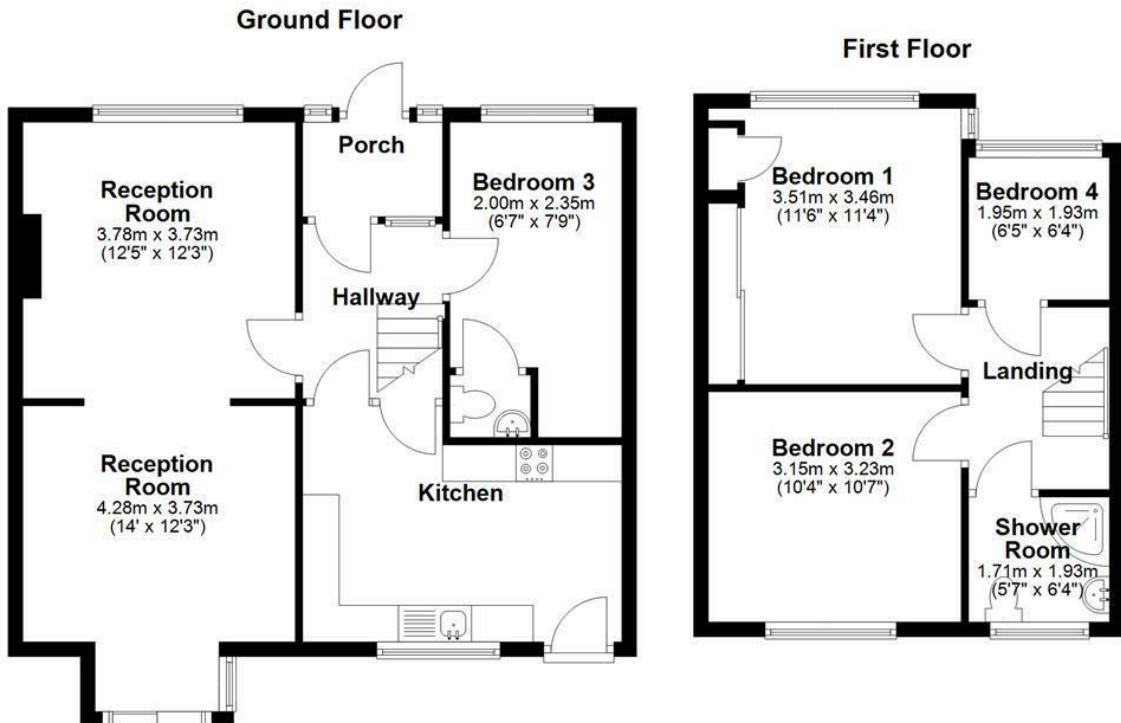


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Take a nosey round



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		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			