



52 Rylstone Drive, Heysham,  
Morecambe, LA3 2DY

52 Rylstone Drive, Heysham, Morecambe

## ***The property at a glance***

2  1  1 

- Semi Detached Bungalow
- Two Bedrooms
- Spacious Lounge
- Kitchen & Sunroom
- Good Sized Rear Garden
- Driveway & Garage
- Tenure: Freehold
- Property Band: B
- EPC: D
- Excellent transport links & amenities



Get in touch today

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

# **£174,950**

# Get to know the property

Nestled in the desirable area of Rylstone Drive, Heysham, this charming semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat.

Upon entering, you are greeted by a welcoming lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The sun room, an additional feature of this delightful home, allows for an abundance of natural light, creating a bright and airy space to enjoy your morning coffee or unwind in the evenings.

The kitchen is functional and well-equipped, making meal preparation a pleasure. The property also boasts a good-sized garden, providing an excellent outdoor space for gardening enthusiasts or for children to play. The driveway offers convenient off-road parking, a valuable asset in this sought-after location.

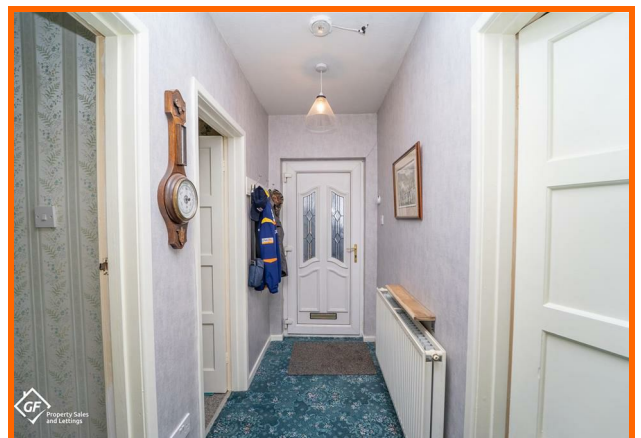
Residents will appreciate the excellent transport links and nearby amenities, ensuring that daily necessities are easily accessible. Additionally, the proximity to coastal walks allows for leisurely strolls along the beautiful Morecambe Bay, perfect for those who enjoy the outdoors.

This semi-detached bungalow presents a wonderful opportunity to secure a home in a tranquil setting, while still being close to the vibrant community of Heysham. With its appealing features and prime location, this property is not to be missed.

\*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.



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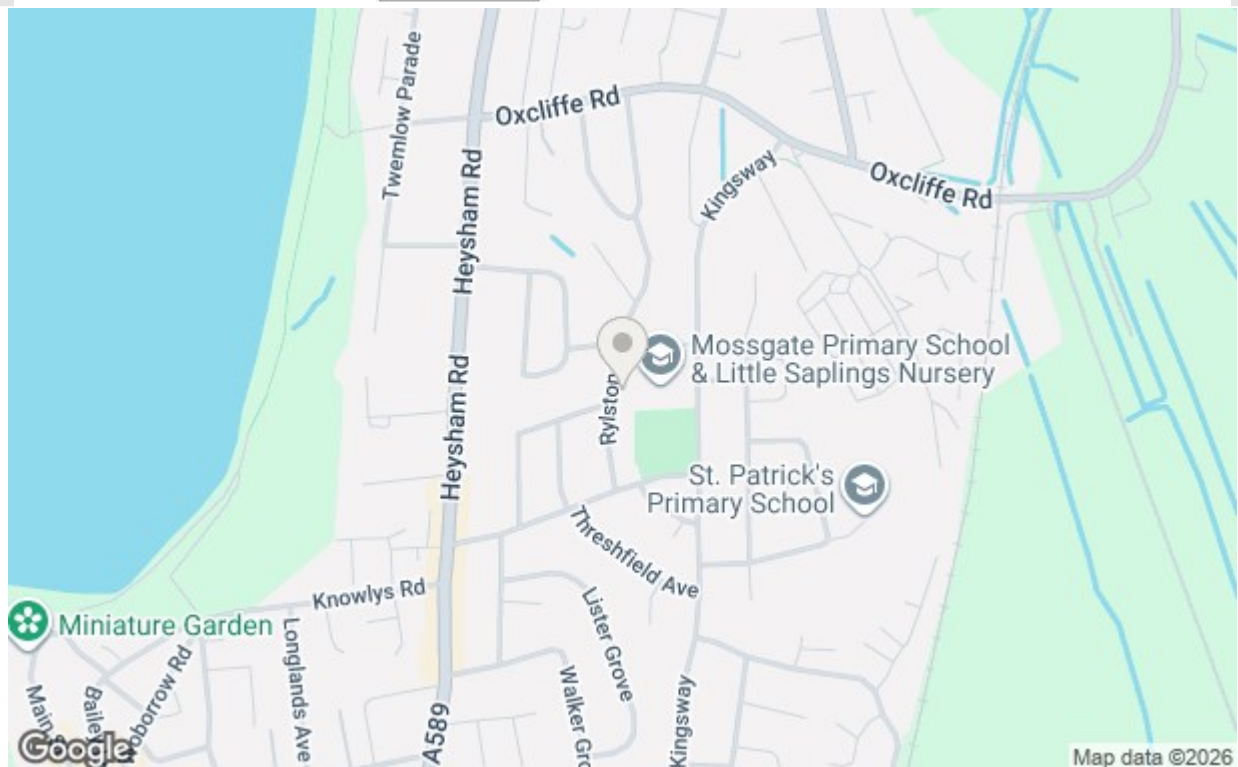
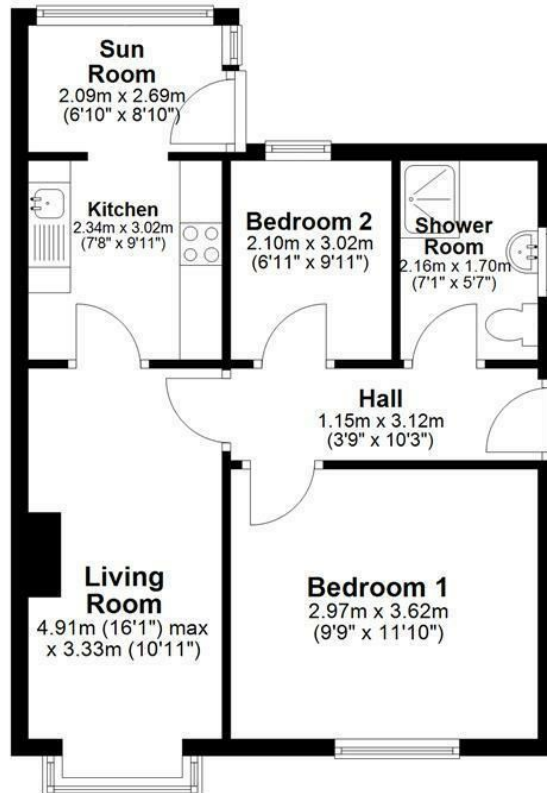
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# Take a nosey round

## Ground Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



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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>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-28) <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                  |                         |
|-----------------------------------------------------------------|-------------------------|
| Current                                                         | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                                              |                         |
| (81-91) <b>B</b>                                                |                         |
| (69-80) <b>C</b>                                                |                         |
| (55-68) <b>D</b>                                                |                         |
| (39-54) <b>E</b>                                                |                         |
| (21-28) <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 |