



2A Oxcliffe Grove,  
Heysham, LA3 2AY

2A, Oxcliffe Grove, Heysham

## *The property at a glance*

3  1  2 

- Spacious Detached Bungalow
- Three Bedrooms
- Impressive Kitchen/ Dining Room
- Utility Room & Conservatory
- Driveway For Multiple Vehicles
- Enclosed Garden
- Tenure: Freehold
- Property Banding: D
- EPC: D
- Easy Access to M6 Link Road

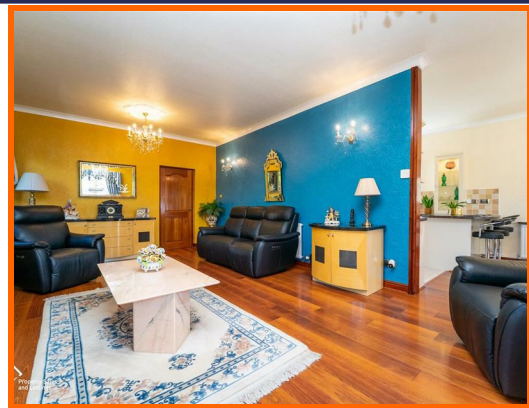


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**Offers Over  
£300,000**

# Get to know the property



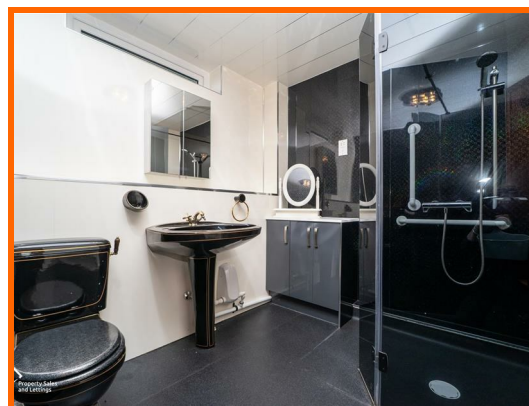
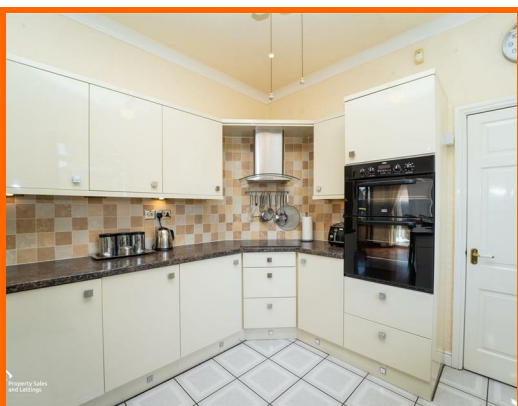
Nestled in the charming area of Oxcliffe Grove, Heysham, this delightful detached bungalow presents a fantastic opportunity for those seeking a spacious family home in a prime location. Just a short stroll from the picturesque Morecambe Bay, this property is perfectly positioned for both relaxation and recreation.

Upon entering, you are greeted by a bright entrance hall that sets the tone for the rest of the home. The reception room, which seamlessly opens to the kitchen and dining area, maintains a sense of separation while providing an inviting space for family gatherings and entertaining guests. The two bay windows allow natural light to flood the room, creating a warm and welcoming atmosphere.

The modern kitchen is well-equipped and features a separate utility area, ensuring that all your culinary needs are met. The dining room flows effortlessly into a lovely conservatory, where french doors lead to the low-maintenance garden, perfect for enjoying the outdoors without the hassle of extensive upkeep.

This property boasts three generously sized double bedrooms, two of which come with fitted wardrobes, providing ample storage space. The contemporary shower room features a walk-in shower, offering a stylish and practical solution for your daily routines. For added convenience there is an additional WC.

Additional benefits include a garage and off-street parking, ensuring that you have plenty of space for vehicles and storage. This home is not just a property; it is a lifestyle choice, offering comfort, convenience, and a wonderful community atmosphere. Don't miss the chance to make this exceptional house your new home.





### Porch

Two UPVC leaded window, coving, ceiling rose, laminate floor and door into hallway.

### Hallway

Radiator, loft access, smoke alarm, ceiling rose, coving, laminate flooring and doors to living room, bedrooms 1, 2, 3 and bathroom.

### Living Room

Bay window, radiator, ceiling rose, fireplace with marble surround and hearth, opening to kitchen.

### Kitchen

UPVC window, radiator, mix of panelled wall and base units with laminate worktops, stainless steel sink with mixer tap, tiled splash back, double oven in high rise unit, four ring electric hob, extractor fan, dishwasher, coving, 4 x spotlights, ceiling fan, breakfast bar, plinth lights, partially tiled flooring, door to utility, sliding door to conservatory and UPVC door leading to utility.

### Utility

UPVC window, mix of panelled wall and base units with laminate worktops, stainless steel sink with mixer tap, washing machine and dryer, upright freezer, Worcester boiler, smoke alarm and tiled flooring.

### Conservatory

UPVC windows, polycarbonate roof, tiled flooring, UPVC French doors to rear.

### Rear Porch

UPVC windows, radiator, tiled flooring, doors to W/C and door to rear.

### WC

UPVC window, dual flush WC, vanity wash basin with mixer tap, fully tiled surround and tiled flooring.

### Bedroom One

UPVC window, radiator, coving, spotlights, built in wardrobes.

### Bedroom Two

UPVC window, radiator, coving and spotlights.

### Bedroom Three

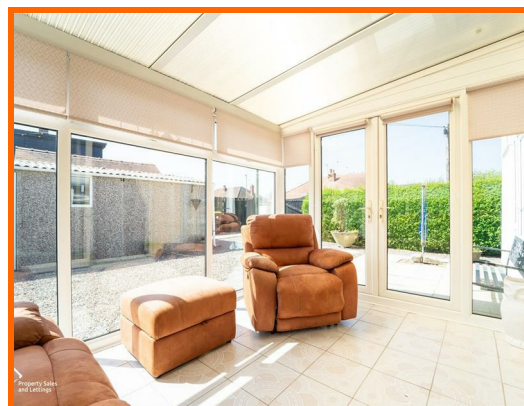
UPVC window, radiator, spotlights, coving and built in wardrobes.

### Bathroom

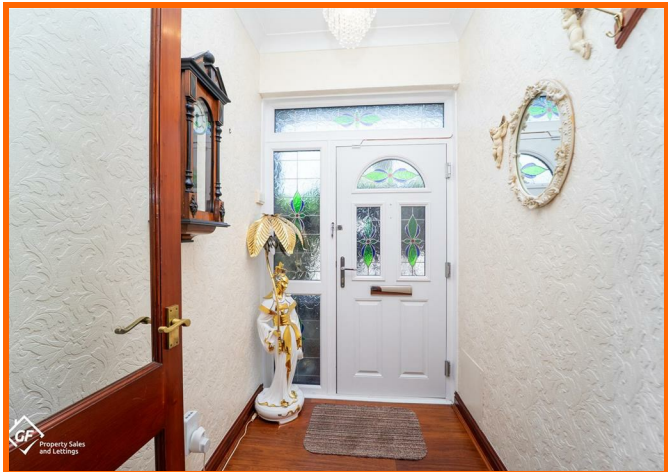
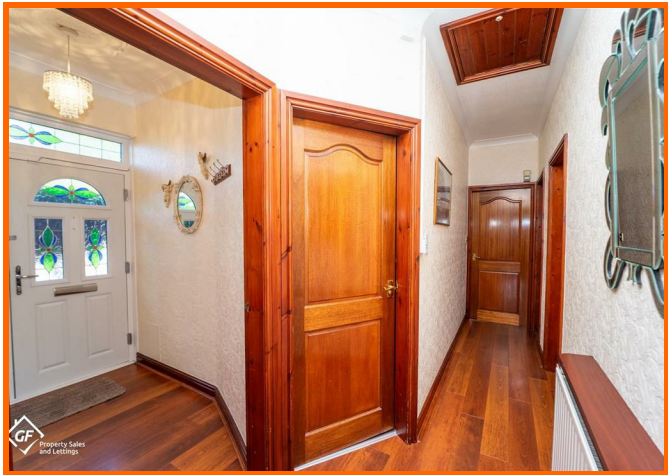
UPVC window, low flush WC, pedestal wash basin with mixer tap, direct feed walk in shower, heated towel rail, extractor fan, cladded walls and non slip lino

### Disclaimer

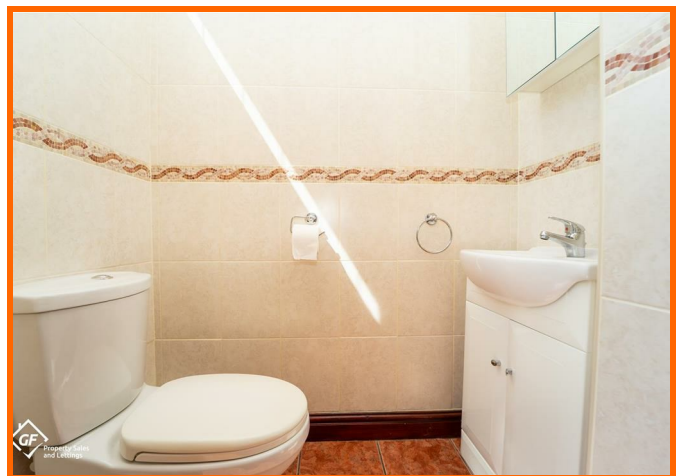
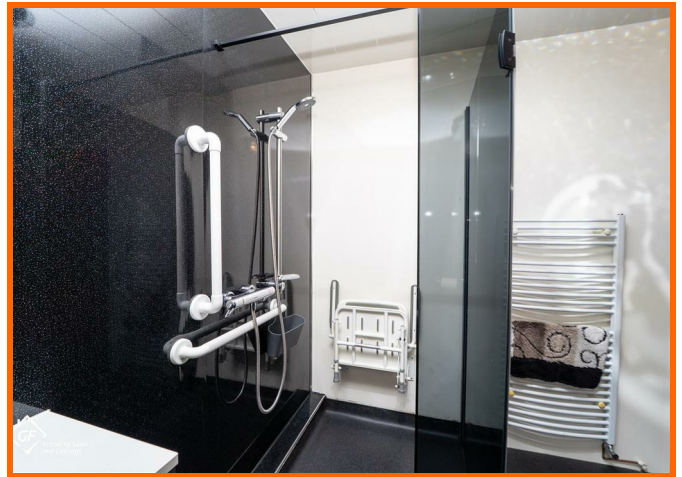
\*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on 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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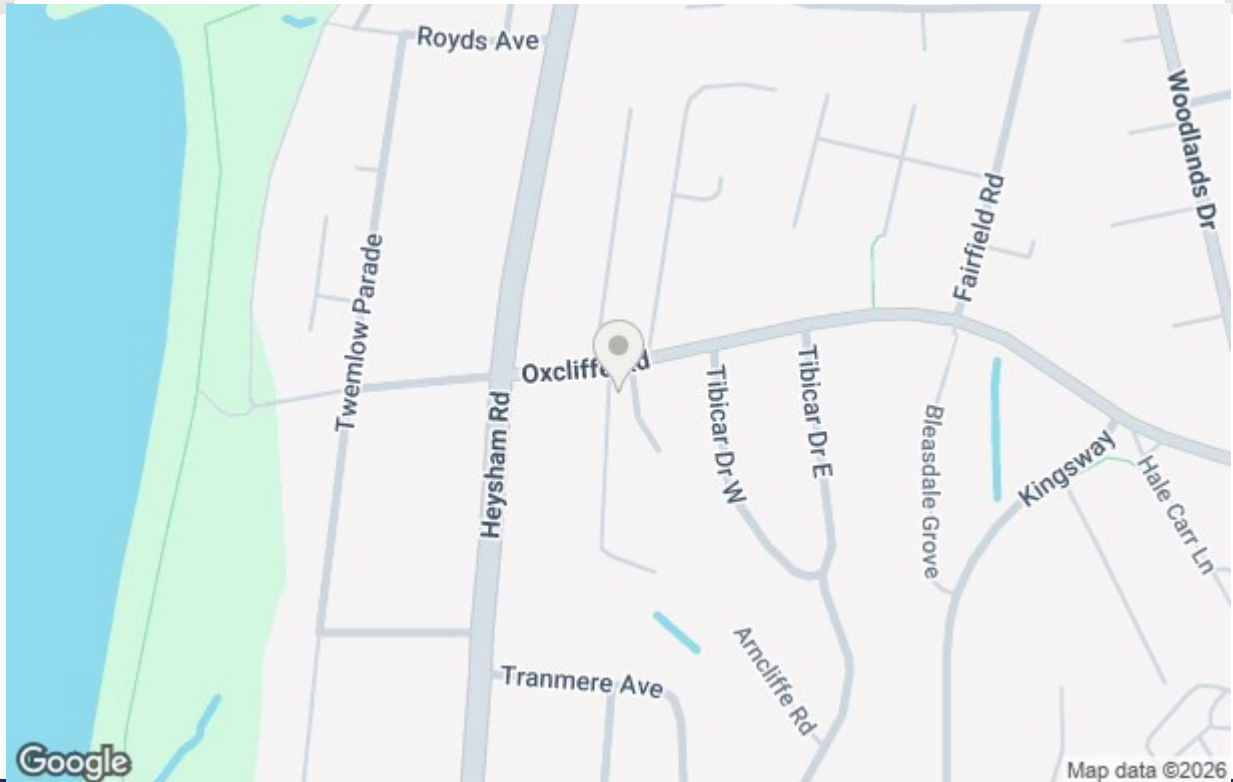
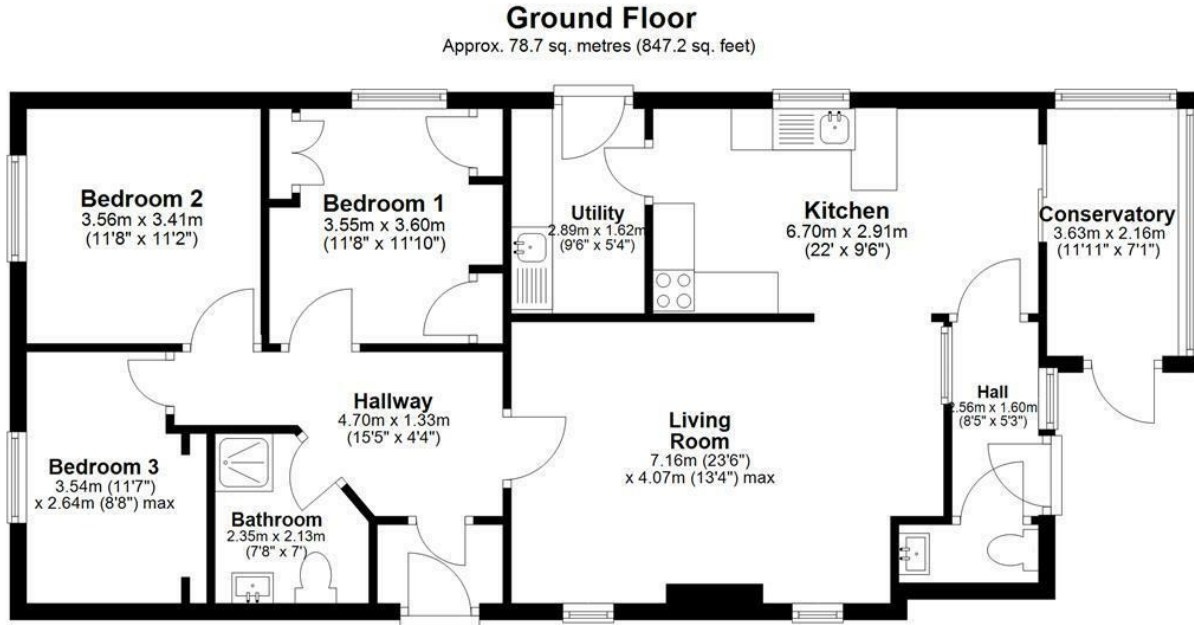
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(65-80) <b>B</b>	
(65-80) <b>C</b>		(55-68) <b>C</b>	
(55-68) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
<b>64</b>	<b>80</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC