



30 Priory Close, Heaton  
With Oxcliffe, Morecambe,  
T.A 3 3RT.

30, Priory Close, Heaton With Oxcliffe, Morecambe

## *The property at a glance*

3  1  1 

- End Town House Property
- Three Bedrooms
- Kitchen & Lounge
- Conservatory
- Driveway, Garage & Enclosed Rear Garden
- Excellent Transport Links
- Tenure: Freehold
- Property Band: C
- EPC: C



Get in touch today

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info@gfproperty.co.uk  
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# £199,950

# Get to know the property



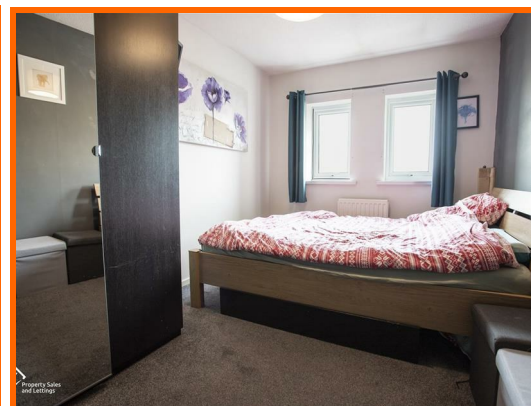
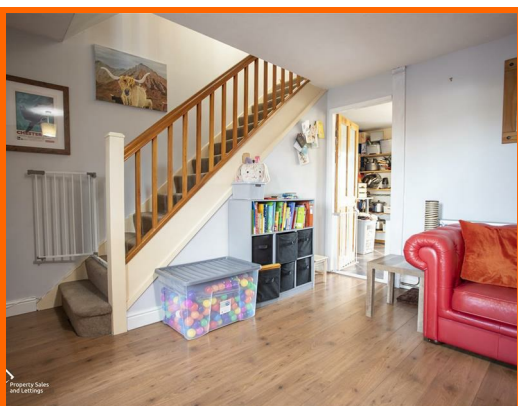
Nestled in the tranquil setting of Priory Close, Heaton With Oxcliffe, this charming house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

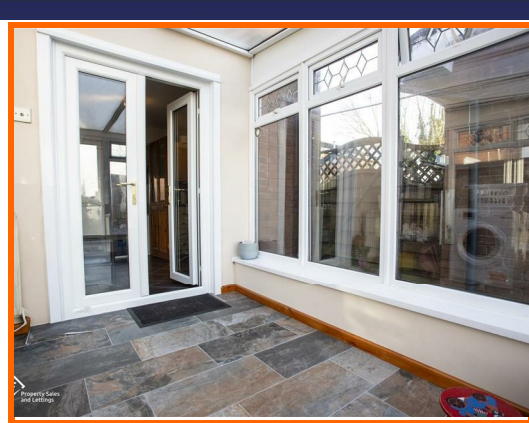
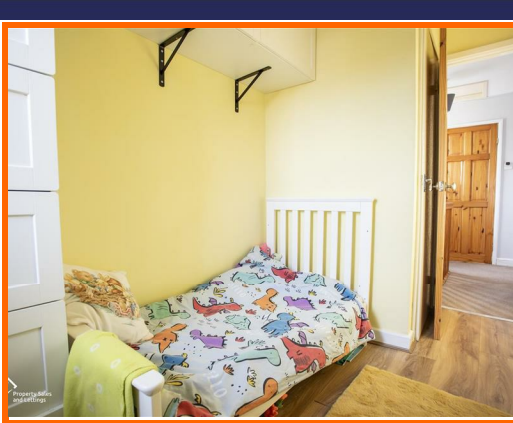
The house benefits from off-street parking, ensuring convenience and peace of mind for residents. The rear of the property features a delightful decking area, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.

Situated in a quiet neighbourhood, this home provides a serene retreat while still being close to essential amenities. Local shops, schools, and recreational facilities are just a short distance away, making it an ideal location for those seeking both tranquillity and accessibility.

This property is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in the Morecambe area. Don't miss the chance to make this lovely house your new home.

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





### Entrance Vestibule

UPVC double glazed window, 5 x spotlight points, central heating radiator, UPVC double glazed stained door, door leading to reception room, laminate floor.

### Reception Room

2 x UPVC double glazed window, central heating radiator, wood fire surround, stairs to first floor, laminate floor, door to kitchen.

### Kitchen

UPVC double glazed window, tile splash back, extractor hood, space for oven, 4 ring gas hob, plumbing for dishwasher and washing machine, range of wall, drawer and base units in laminate, Worcester combination boiler, tile floor, central heating radiator, UPVC double glazed French doors to conservatory.

### Conservatory

UPVC double glazed windows. poly carbonate roof, tile floor, UPVC double glazed French doors leading to rear.

### Landing

UPVC double glazed frosted window, smoke alarm, loft access, stairs to ground floor, doors to bedrooms 1,2,3 and bathroom.

### Bathroom

UPVC double glazed frosted window, single main feed shower, tile splash back, dual flush WC, wall mounted vanity sink with mixer tap, laminate floor, heated towel rail.

### Bedroom 1

UPVC double glazed window, central heating radiator.

### Bedroom 2

2 x UPVC double glazed windows, central heating radiator, built-in wardrobe, laminate floor.

### Bedroom 3

UPVC double glazed window, central heating radiator, storage cupboard, laminate floor.

### Front Garden

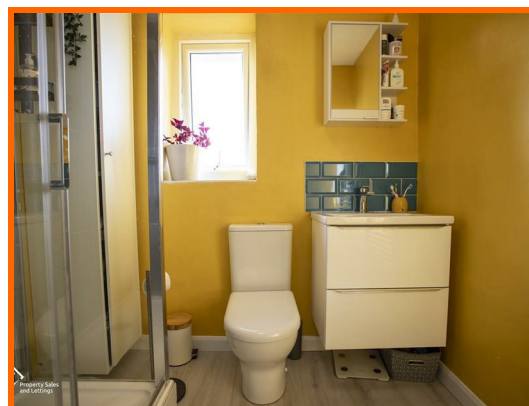
Paving, paved drive leading to garage.

### Rear Garden

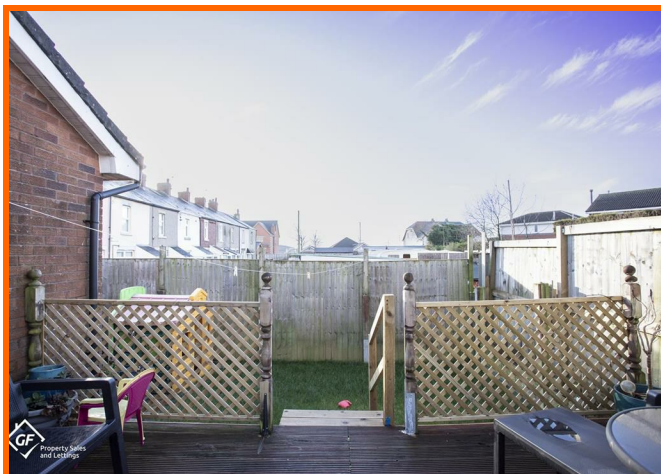
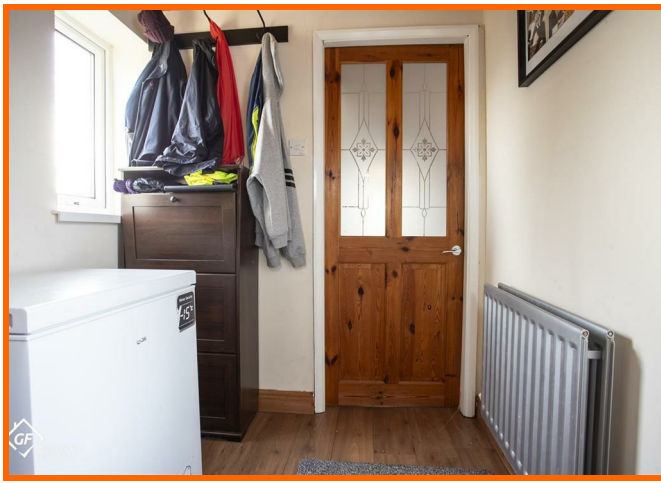
Decking leading to lawn and shed.

### Garage

Up and over door and power points.



# 30 Priory Close, Heaton With Oxcliffe, Morecambe, LA3 3RL

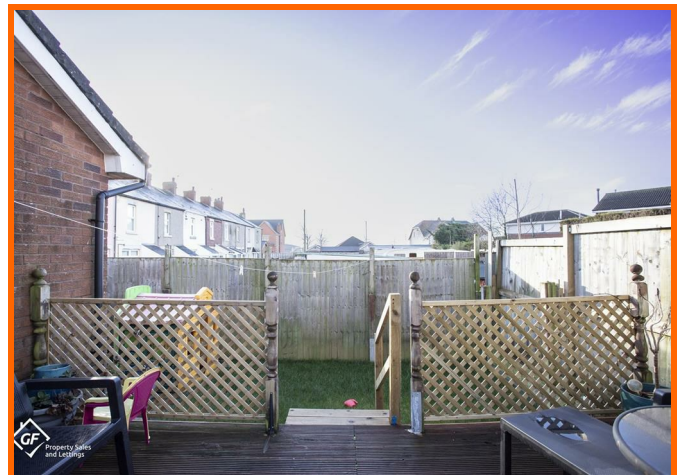


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# 30 Priory Close, Heaton With Oxcliffe, Morecambe, LA3 3RL



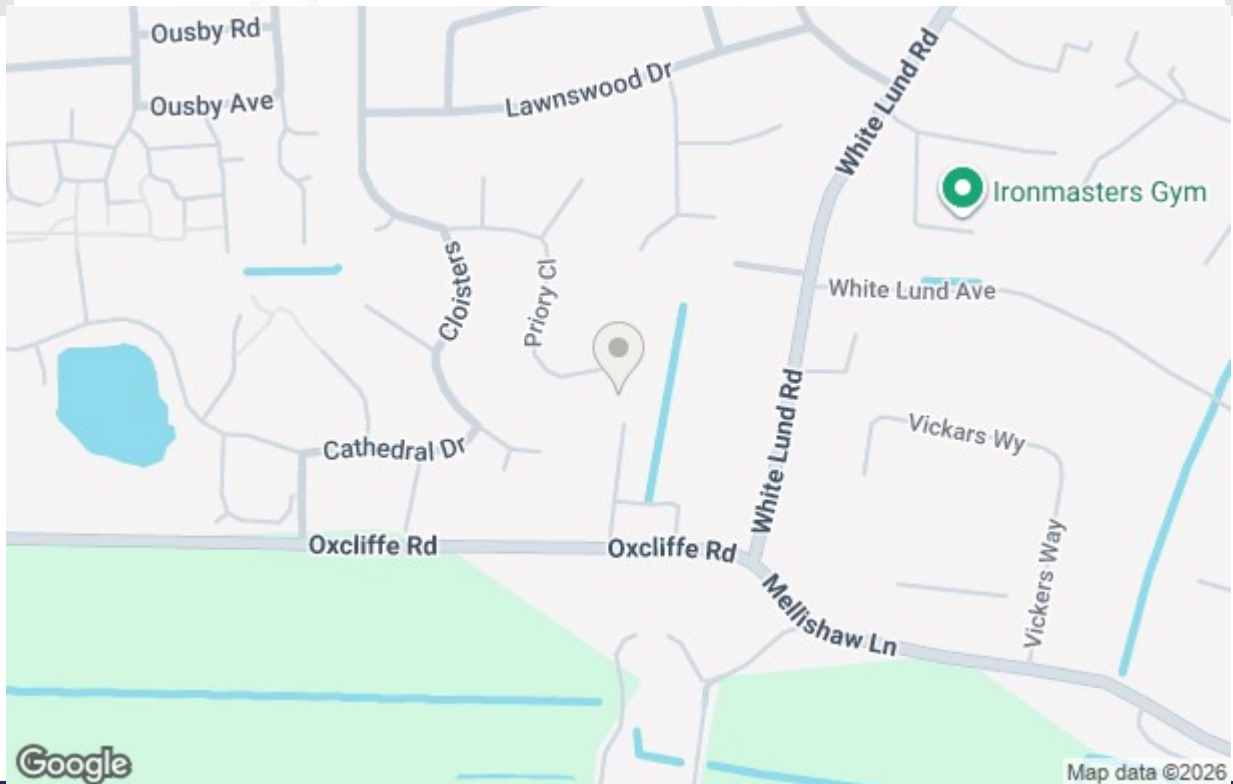
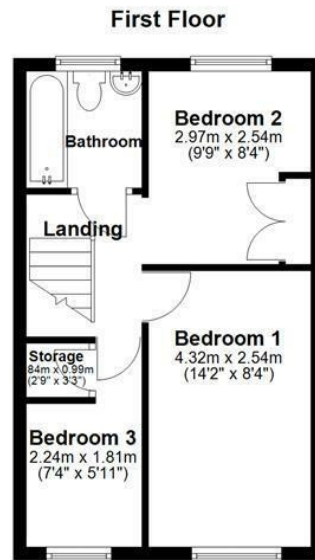
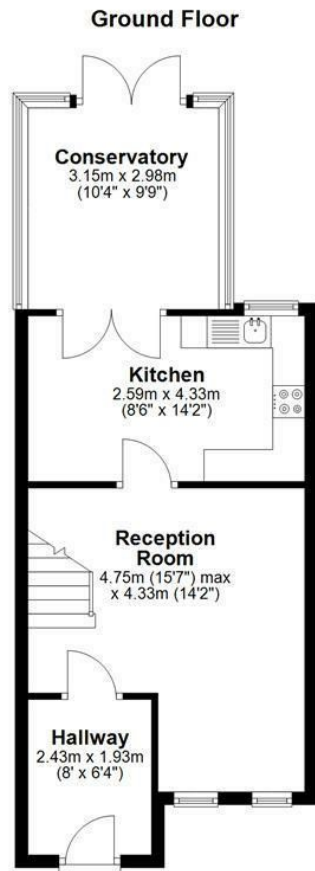
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# Take a nosey round



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	89
(65-80) <b>C</b>	
(55-64) <b>D</b>	73
(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>	
(61-81) <b>B</b>	
(45-60) <b>C</b>	
(35-44) <b>D</b>	
(29-34) <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