



83B Norton Road,  
Heysham, Morecambe,  
LA3 1PG

83B, Norton Road, Heysham, Morecambe

## *The property at a glance*



- Ground Floor Flat
- Double Bedroom
- Living Room & Sun Room
- Kitchen & Bathroom
- Garage, Parking & Rear Garden
- Tenure: Leasehold
- Property Band: A
- EPC: E
- Local Amenities & Transport Links



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**£120,000**

# Get to know the property



Nestled on Norton Road in the charming area of Heysham, Morecambe, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With one spacious double bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The living room, which seamlessly opens into a sun room, provides a bright and airy atmosphere, perfect for relaxation or entertaining guests.

The apartment features a well-appointed bathroom and a practical layout that maximises space and functionality. Additionally, the property boasts a garage and a rear garden, offering ample storage and outdoor space for leisure activities or gardening enthusiasts.

Parking is a breeze with space available for two vehicles, ensuring that you and your guests can come and go with ease. The location is particularly advantageous, as it is within close proximity to local amenities, making daily errands simple and convenient. Furthermore, the nearby coastal walks provide an excellent opportunity for outdoor enthusiasts to enjoy the stunning scenery and fresh air.

This apartment is not just a home; it is a lifestyle choice, offering both comfort and accessibility in a picturesque setting. Whether you are looking to invest or seeking a new place to call home, this property on Norton Road is certainly worth considering.





## Hallway

Coving, central heating radiator, under stairs storage cupboard, wood effect laminate flooring, doors to living room, kitchen and bedroom.

## Bedroom

Coving, UPVC double glazed bay window, central heating radiator, tile effect vinyl flooring.

## Living Room

Coving, central heating radiator, electric fire with stone hearth, surround and mantel, tile effect vinyl flooring, sliding UPVC double glazed door to sun room.

## Sun Room

Single glazed windows, wood effect laminate flooring, wooden single glazed door to rear.

## Kitchen

Spotlight lighting, UPVC double glazed window, central heating radiator, granite effect laminate worktops, wall and base units, sink with mixer tap and draining board, 4 ring gas hob, integrated fridge freezer, wood effect laminate flooring, doorway to utility.

## Utility

Spotlight lighting, wall units, plumbing for washing machine, wood effect laminate flooring, UPVC double glazed door to side, glass sliding door to bathroom.

## Bathroom

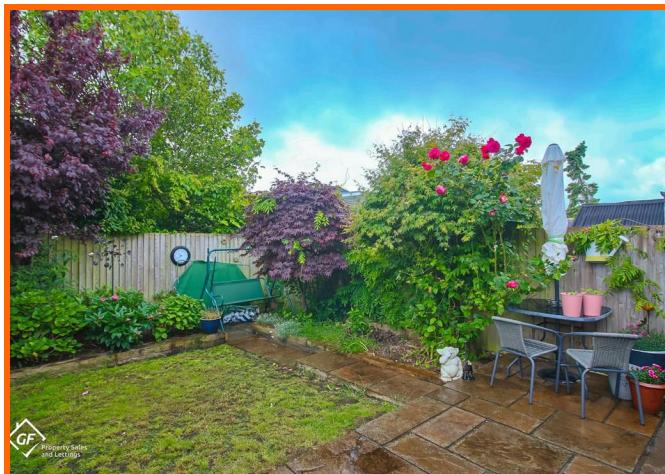
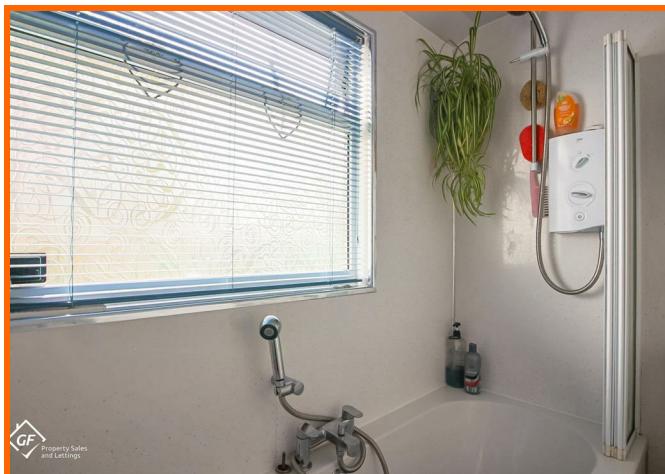
Spotlight lighting, panelled walls, UPVC double glazed frosted window, vertical central heating radiator, dual flush WC, double bath with mixer tap and rinse head, over bath electric feed shower, vanity wash basin with mixer tap, wood effect laminate flooring.

## Rear External

Laid lawn, concrete patio area and established planted borders, wooden gate to side driveway and garage with up and over door.



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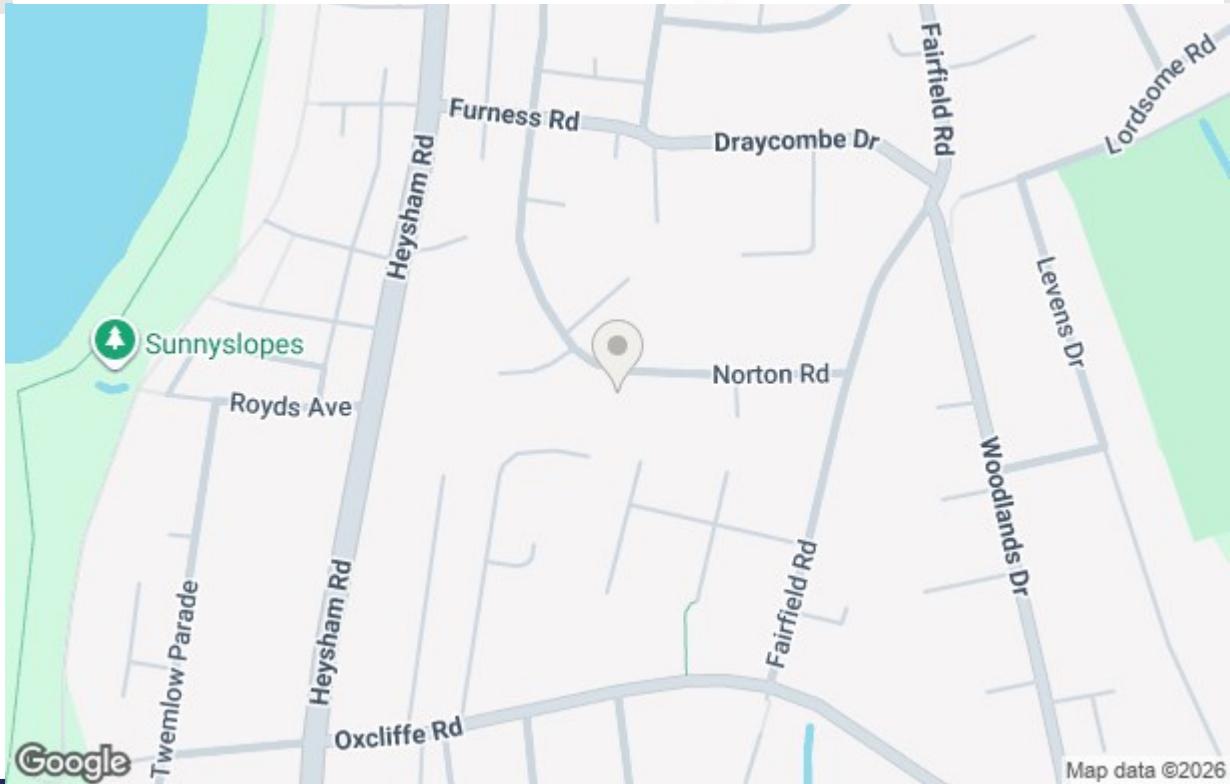
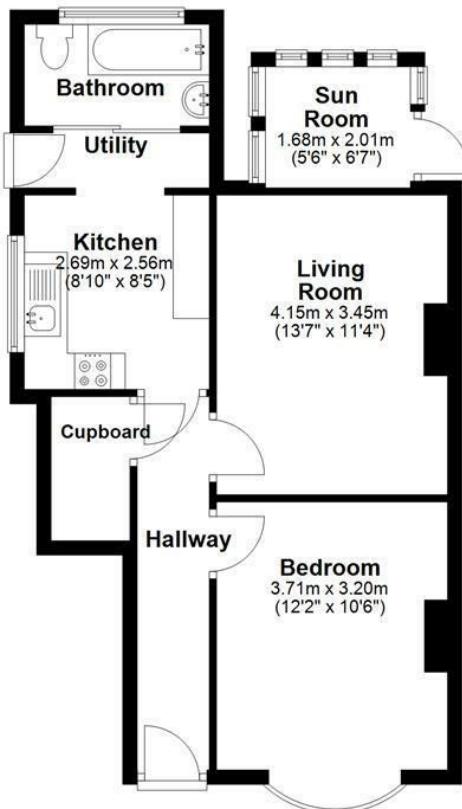


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	45	
(1-20)	G		

Not energy efficient - higher running costs

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC

England & Wales

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