



1, Hurstleigh Drive,
Heysham, Morecambe, LA3
2HY

1, Hurstleigh Drive, Heysham, Morecambe

The property at a glance 3 2 2

- Spacious Detached Family Home Boasting Lovely Views - Offered With No Chain Delay!
- Three Bedrooms
- Bathroom Plus Jack & Jill En-Suite
- Stylish Kitchen & Conservatory
- Attached Garage
- Driveway For 2-3 Vehicles
- Generous Rear Garden
- Tenure: Freehold
- Property Band: D
- EPC: C

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www.rbestateagents.co.uk

£370,000

Get to know the property



Situated in the charming area of Hurstleigh Drive, Heysham, Morecambe, this delightful detached family home offers a perfect blend of comfort and space. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment. The spacious lounge provides an inviting area for relaxation and entertainment, ensuring that family gatherings and social occasions can be enjoyed to the fullest.

The house boasts two bathrooms, which is a significant advantage for busy households, allowing for convenience and privacy. The generous rear garden is a standout feature, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

Parking is made easy with space for two vehicles, ensuring that you and your guests can come and go with ease. This property is not just a house; it is a home where memories can be made and cherished.

With its desirable location in Heysham, residents can enjoy the benefits of a friendly community while being close to local amenities and beautiful coastal scenery. This detached family property is a wonderful opportunity for those looking to settle in a peaceful yet vibrant area. Do not miss the chance to make this lovely house your new home.

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 £60 inclusive of VAT and will be charged before the offer can be officially accepted.

Hallway

UPVC double glazed frosted door, coving, laminate floor, doors to reception rooms 1 & 2.

Reception Room 1

2 x UPVC double glazed window, central heating radiator, central heating radiator, laminate floor, stairs to first floor, door to reception room 2.

Reception Room 2

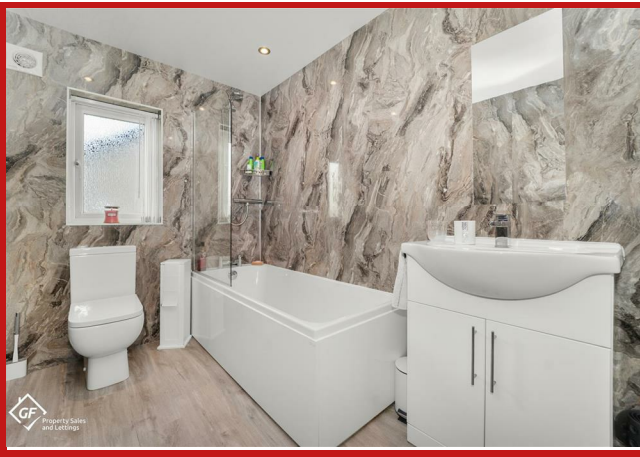
Central heating radiator, smoke alarm, coving, gas fire with marble hearth and surround, door to kitchen, wood single glazed bi-folding doors to conservatory.

Conservatory

8 x Wood double glazed windows, central heating radiator, 8 x spot lighting, wood double glazed French doors to rear, vinyl floor.



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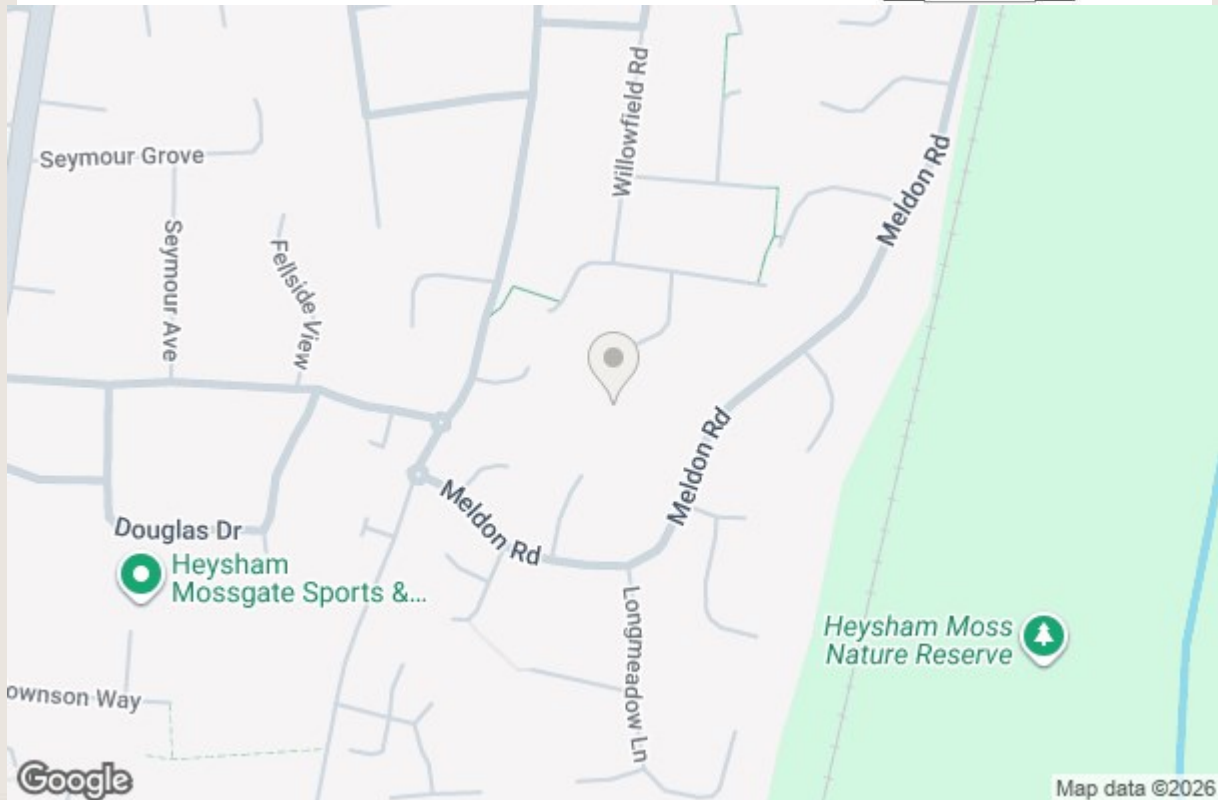
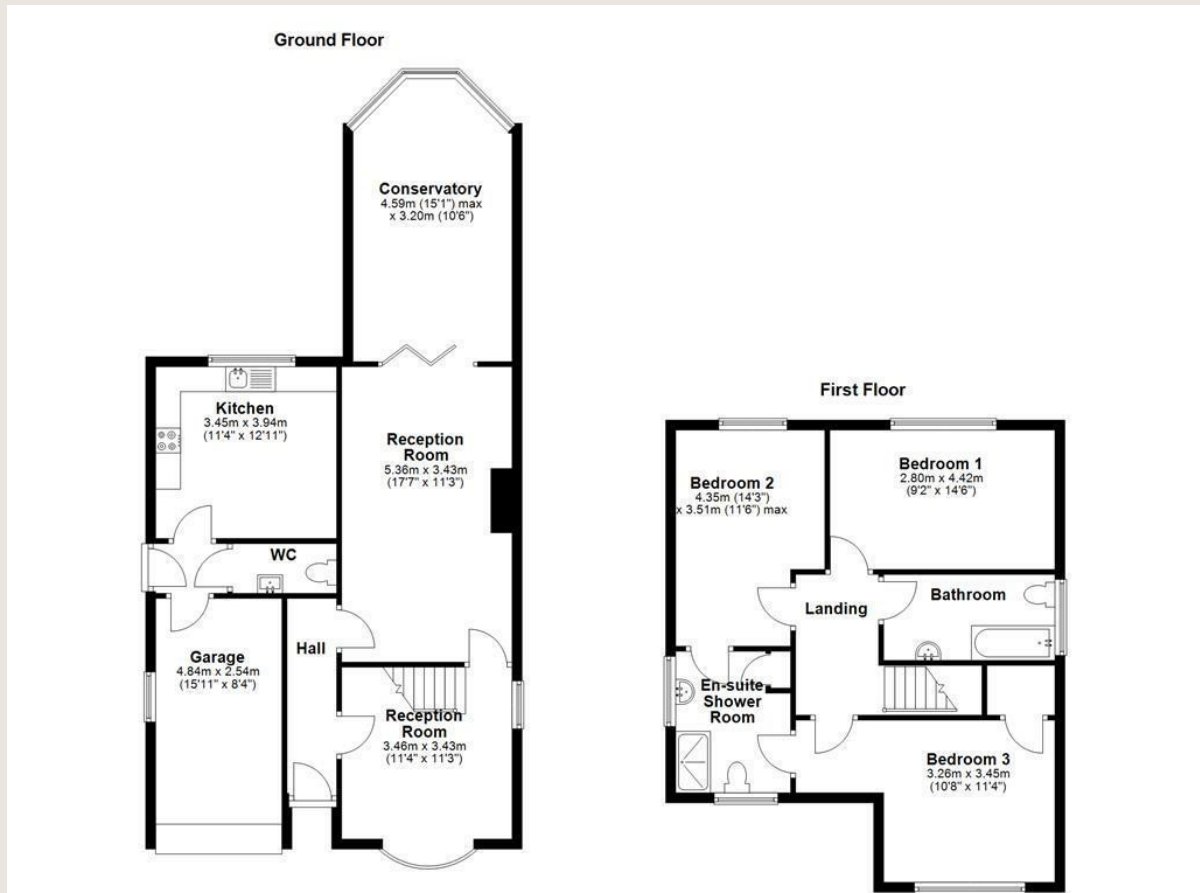
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Take a nosey round



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Energy Efficiency Rating	
Current	Potential
72	84
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
84	72
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	