



4 Hayfell Avenue,  
Morecambe, LA4 4TS

4, Hayfell Avenue, Morecambe

## *The property at a glance*

3  1  2 

- Impressive Detached Dormer Bungalow
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Expansive Rear Garden
- Driveway & Detached Garage
- Tenure: Freehold
- Property Band: C
- EPC: C
- Local Amenities & Transport Links



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £260,000

# Get to know the property



Nestled on the lovely Hayfell Avenue in Morecambe, this delightful detached bungalow offers a perfect blend of comfort and convenience. Built in 1963, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The breakfast kitchen is a lovely feature, perfect for enjoying morning meals while overlooking the garden. The layout of the bungalow ensures a practical flow throughout, catering to both everyday living and special occasions.

Outside, the property benefits from off-street parking, a valuable asset in this desirable area. The surrounding neighbourhood is known for its friendly community atmosphere and proximity to local amenities, making it a wonderful place to call home.

This bungalow presents an excellent opportunity for those looking to settle in Morecambe, combining spacious living with the ease of single-storey accommodation. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the chance to view this charming home and envision the possibilities it holds.

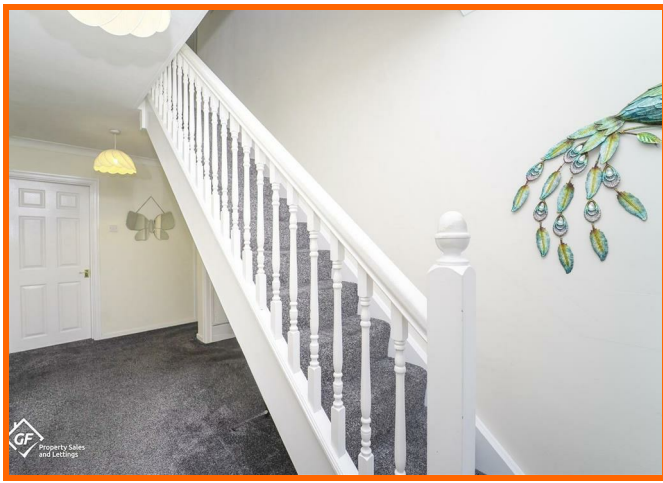
For further information, please contact the office at your earliest convenience.

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.

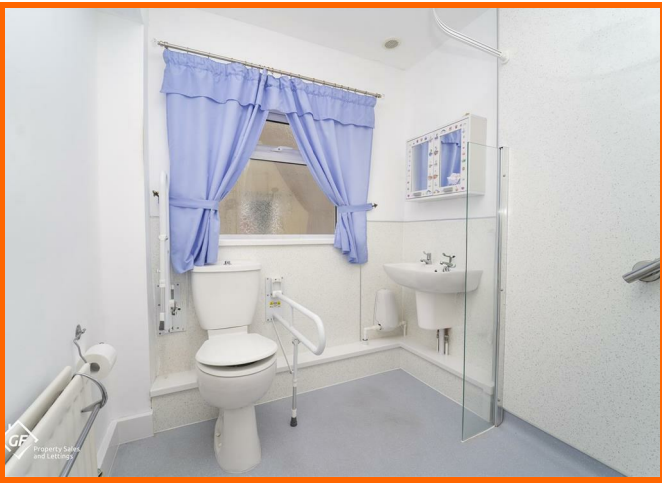




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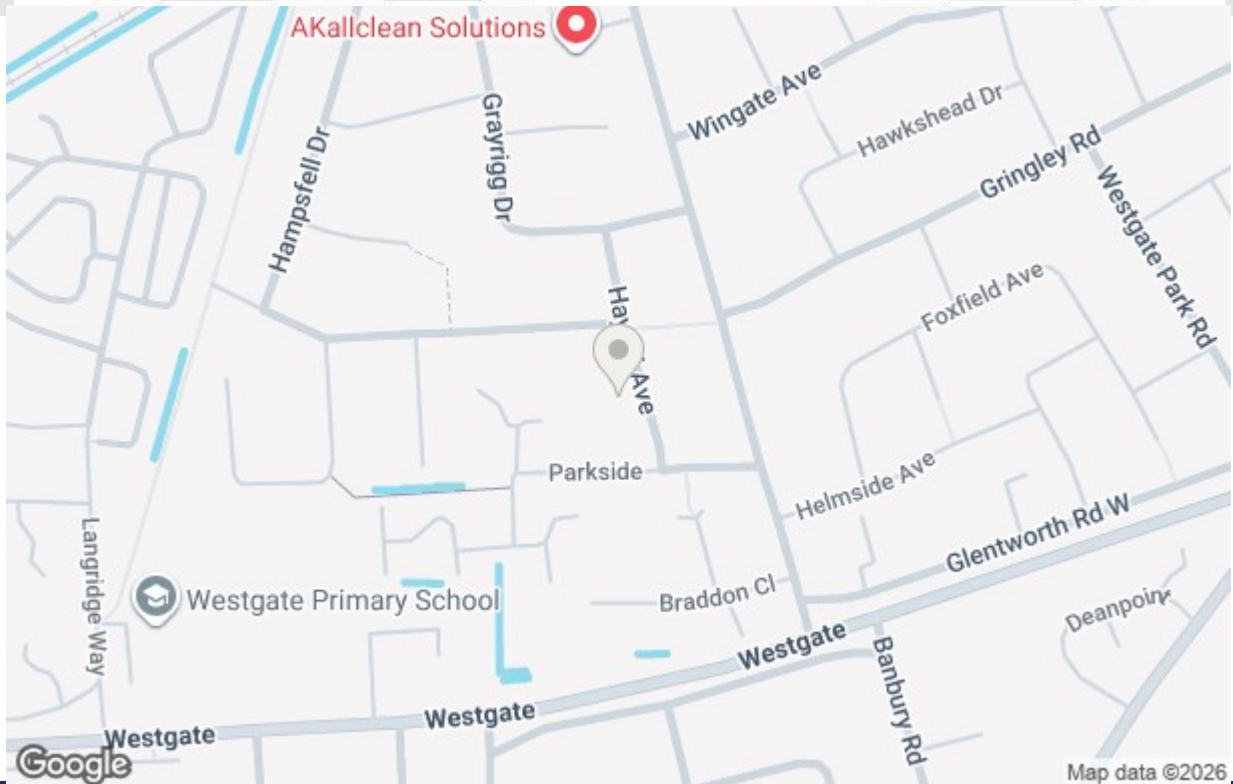
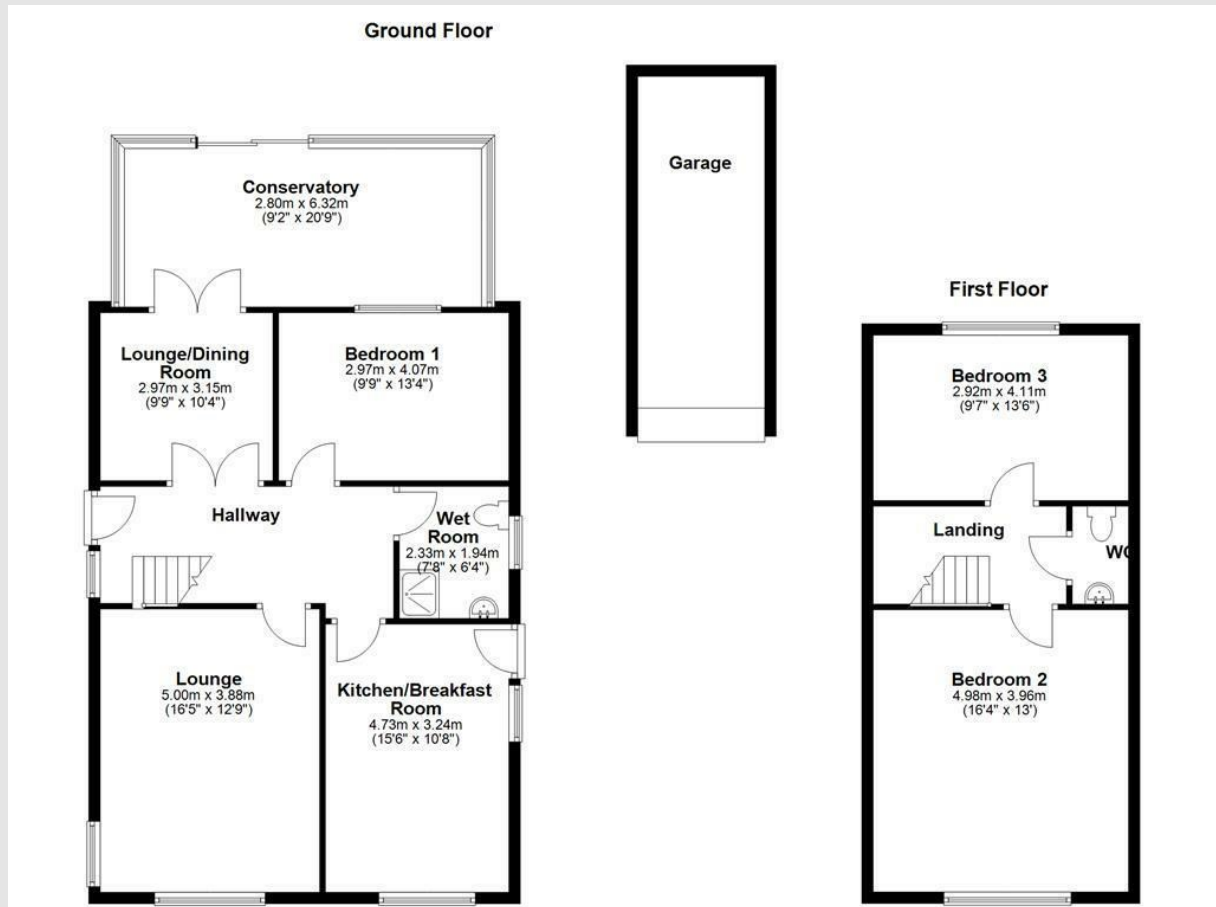
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	81	B	A
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	