



14 Levens Drive,  
Heysham, Morecambe,  
LA3 1JJ

14, Levens Drive, Heysham, Morecambe

## *The property at a glance*

2  1  1 

- Impressive Semi Detached Bungalow
- Open Plan Kitchen & Living Space
- Two Double Bedrooms
- Conservatory
- Lovely Enclosed Rear Garden
- Driveway & Garage
- Sought After Residential Location
- Tenure: Freehold
- Property Band: B
- EPC: E



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# £240,000

# Get to know the property



Nestled on Levens Drive in the charming area of Heysham, Morecambe, this beautifully renovated semi-detached bungalow offers a perfect blend of modern living and comfort. The property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement retreat.

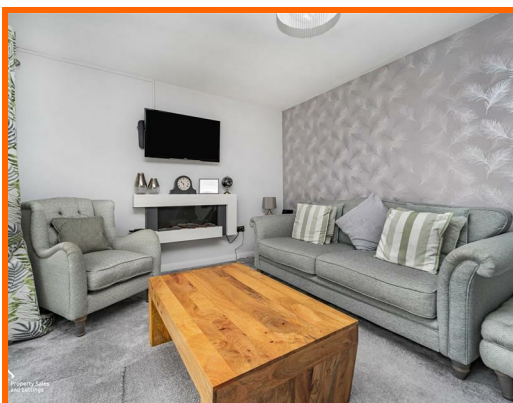
Upon entering, you are welcomed into a bright and airy reception room that seamlessly connects to the contemporary kitchen. The kitchen is a true highlight, boasting elegant oak worktops and high gloss wall and base units, providing both style and functionality. This space is perfect for culinary enthusiasts and social gatherings alike.

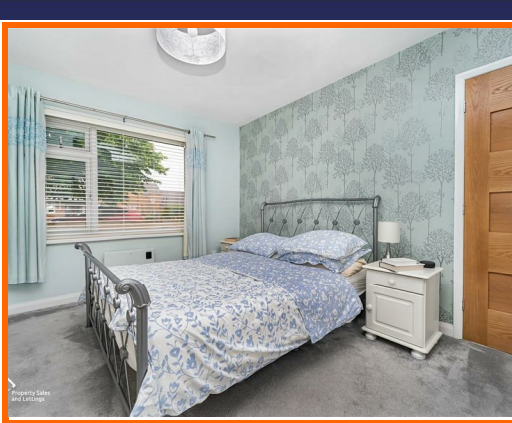
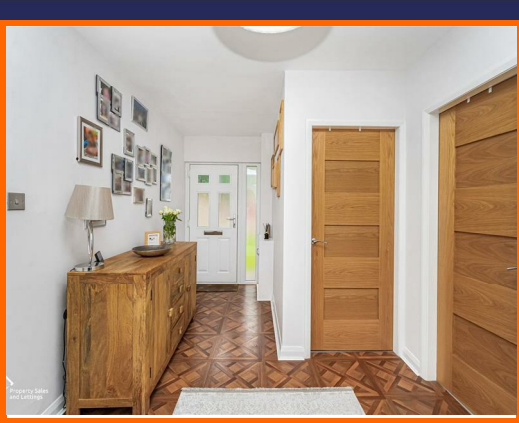
The bungalow also includes a stylish three-piece bathroom suite, designed with modern fixtures to ensure a relaxing experience. Additionally, the property benefits from a delightful conservatory, which offers a tranquil space to enjoy the lovely rear garden, perfect for outdoor relaxation or entertaining guests.

For those with vehicles, the property features a garage and off-street parking, ensuring convenience and security. The lovely rear garden is a wonderful addition, providing a private outdoor space to enjoy the fresh air and sunshine.

This exceptional bungalow has been fully renovated to a fantastic standard, making it move-in ready for its new owners. With its desirable location and array of features, this property is not to be missed. Whether you are looking for a new home or a sound investment, this bungalow on Levens Drive is sure to impress.

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.





## Hall

UPVC double glazed frosted window, electric storage heater, composite door with frosted glass, loft access, doors to reception room, bathroom, bedroom's 1 and 2.

## Reception Room

2 x UPVC double glazed window, electric heater, fire, UPVC double glazed French doors to rear open to kitchen.

## Kitchen

UPVC double glazed window, 6 x spot light points, tiled splash back, wall, drawer and base units, oak worktop, extractor hood, 4 ring electric hob, double high rise oven, stainless steel sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for dryer, lino floor, electric vertical radiator.

## Bathroom

UPVC double glazed frosted window, electric towel radiator, cladded walls, dual flush WC, pedestal sink with mixer tap, electric corner shower, lino floor.

## Bedroom 1

UPVC double glazed window, electric heater.

## Bedroom 2

UPVC double glazed window, electric heater.

## Conservatory

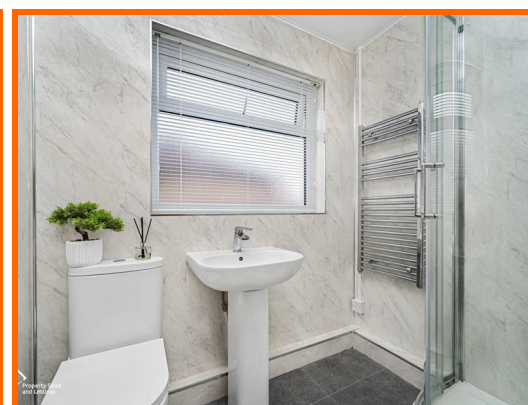
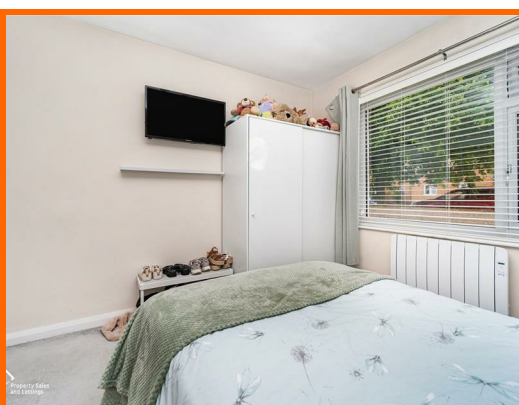
UPVC double glazed window, UPVC double glaze sliding door.

## Front Garden

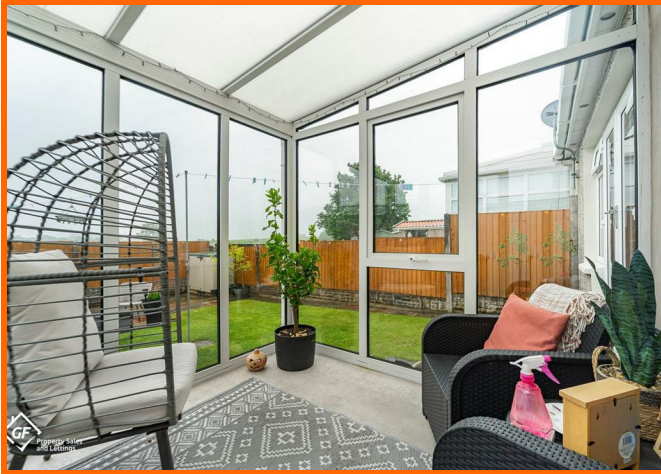
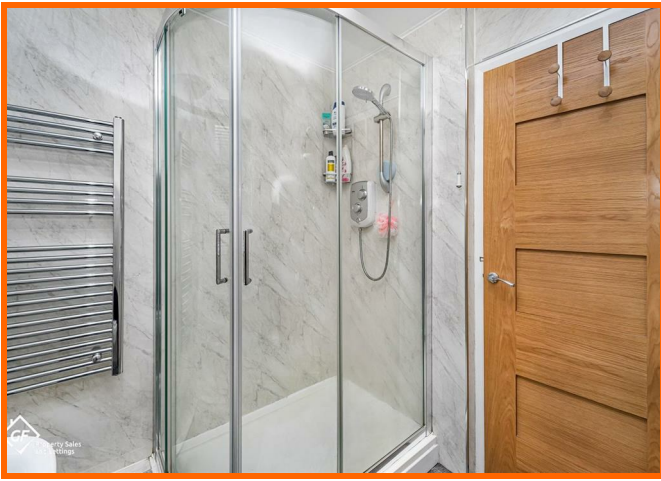
Laid to lawn, flowerbed, flagged drive to rear.

## Rear Garden

Laid to lawn, flagged drive, decking.



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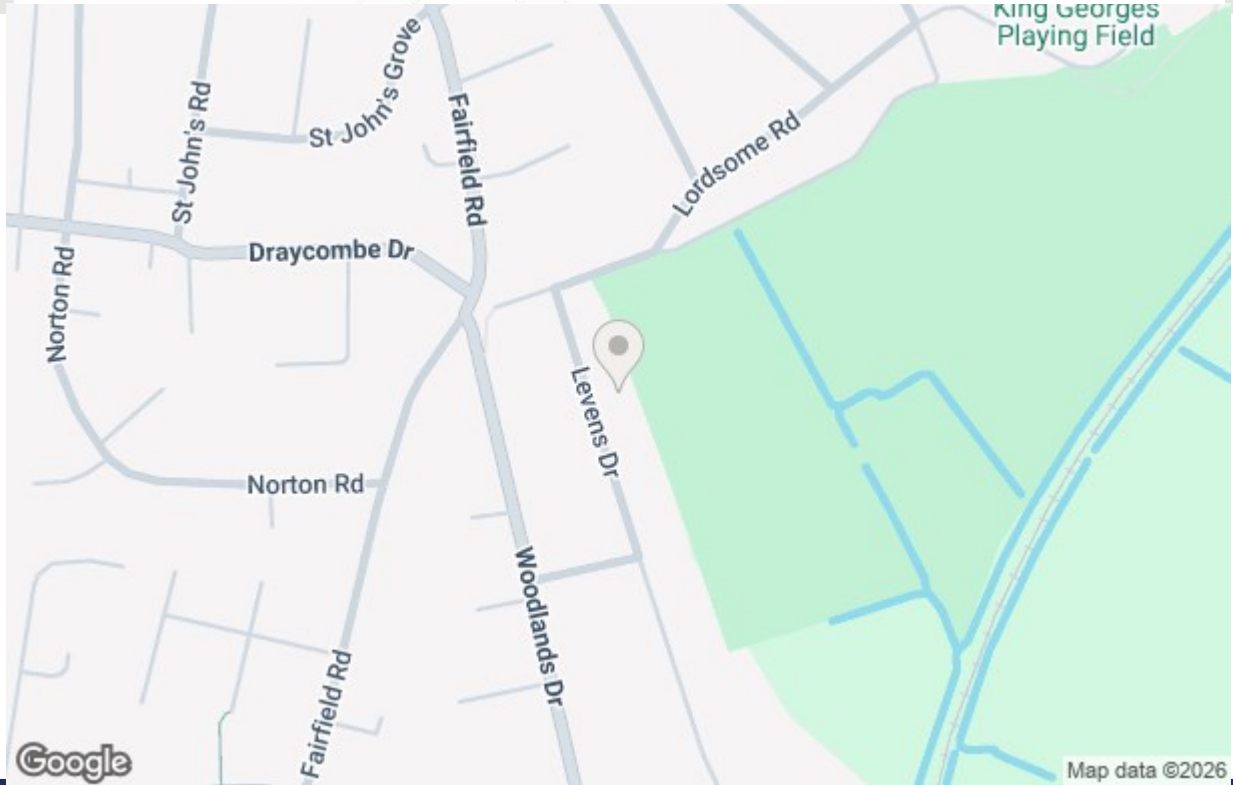
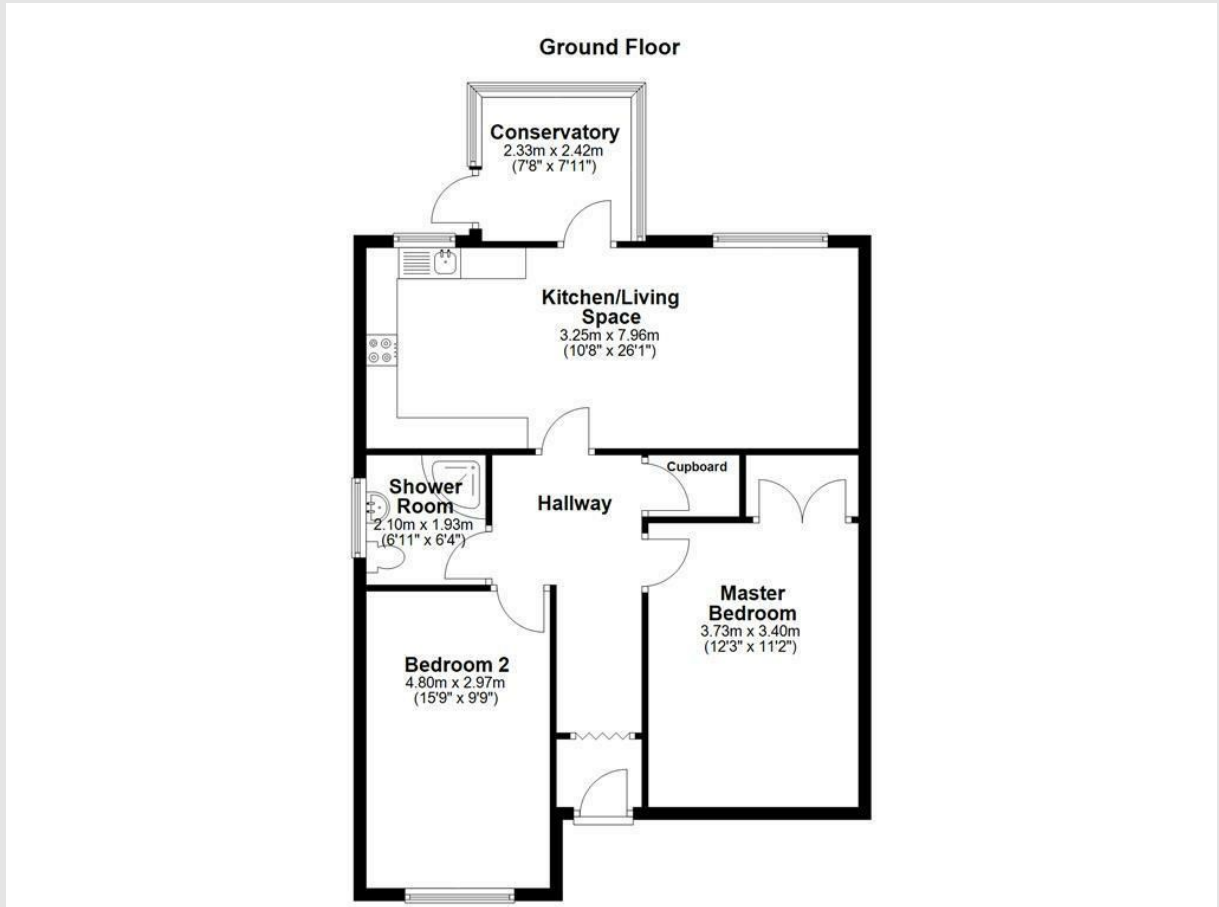
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	84		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(65-80) <b>C</b>		(65-80) <b>C</b>	
(55-64) <b>D</b>		(55-64) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>	51	(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC