



**R&B**  
ESTATE AGENTS

20 Chaffinch Close, Heysham,  
Morecambe, LA3 2GT

20 Chaffinch Close, Heysham, Morecambe

## *The property at a glance*

4  2  1 

- Modern Town House In Sought After Location
- Set Across Three Floors
- Spacious Reception Room With Juliet Balcony
- Family Bathroom, Ground Floor WC & En-Suite Shower Room
- Driveway & Garage
- Enclosed Rear Garden
- Tenure: Freehold
- Property Band: C
- EPC: C
- Amenities & Transport Links

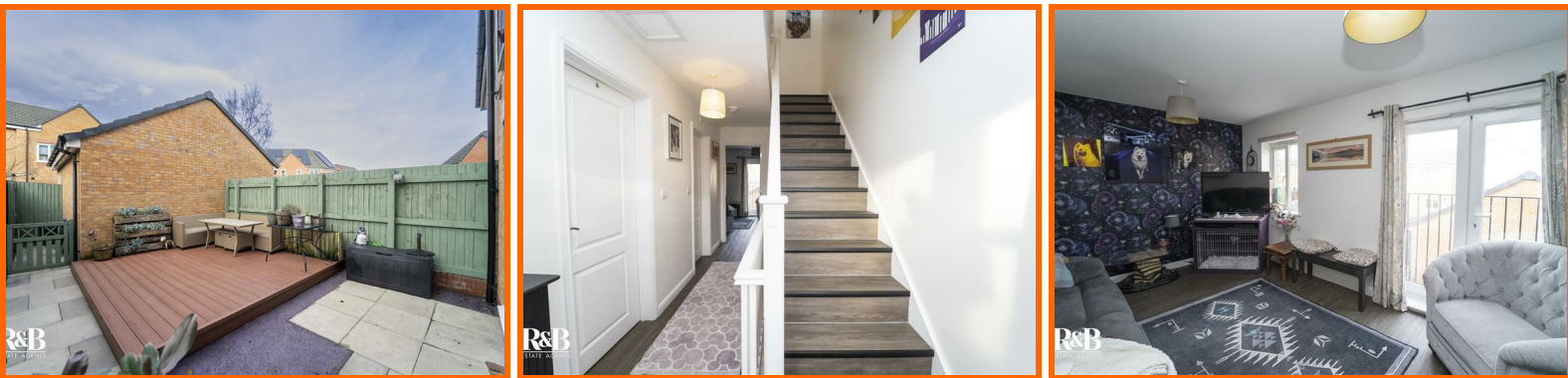


Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £235,000

# Get to know the property



Welcome to this lovely townhouse located on Chaffinch Close in the picturesque area of Heysham, Morecambe. This delightful property boasts four spacious bedrooms, making it an ideal home for families or those seeking extra space. The well-designed layout includes a welcoming reception room that features a lovely Juliette balcony, perfect for enjoying the fresh air and natural light.

With two bathrooms, this home offers convenience and comfort for all residents. The off-street parking is an added benefit, ensuring that you have a secure place for your vehicle. The location itself is truly lovely, providing a peaceful environment while still being close to local amenities and the stunning coastline of Morecambe.

This townhouse presents a wonderful opportunity for anyone looking to settle in a friendly community with a blend of modern living and natural beauty. Don't miss the chance to make this delightful property your new home.

For more 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.

## Hall

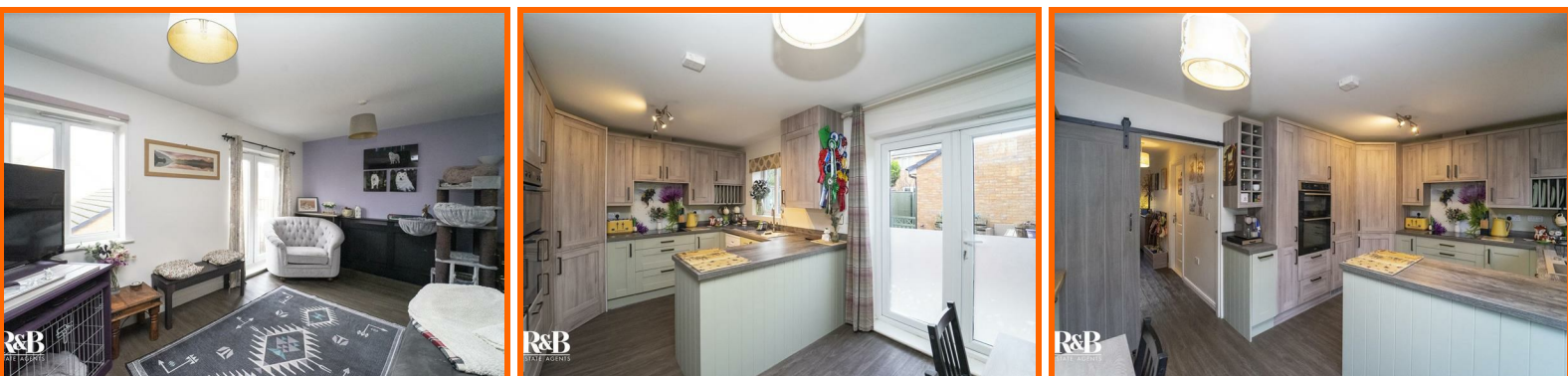
UPVC double glazed frosted door, smoke alarm, door to garage, WC and kitchen, LVT floor.

## Reception Room

UPVC double glazed window, UPVC double glazed French doors to Juliette balcony, central heating radiator, LVT floor.

## Kitchen

UPVC double glazed window, UPVC double glazed French doors leading to rear, range of wall, drawer and base units, laminate units, Wren kitchen (only 2 years old), extractor hood, induction hob, double oven, cosmetic sink with mixer tap, walk-in pantry, plumbed for dishwasher and washing machine, hidden bins, built-in fridge freezer, concealed Potterton boiler, central heating radiator, glass splash back.



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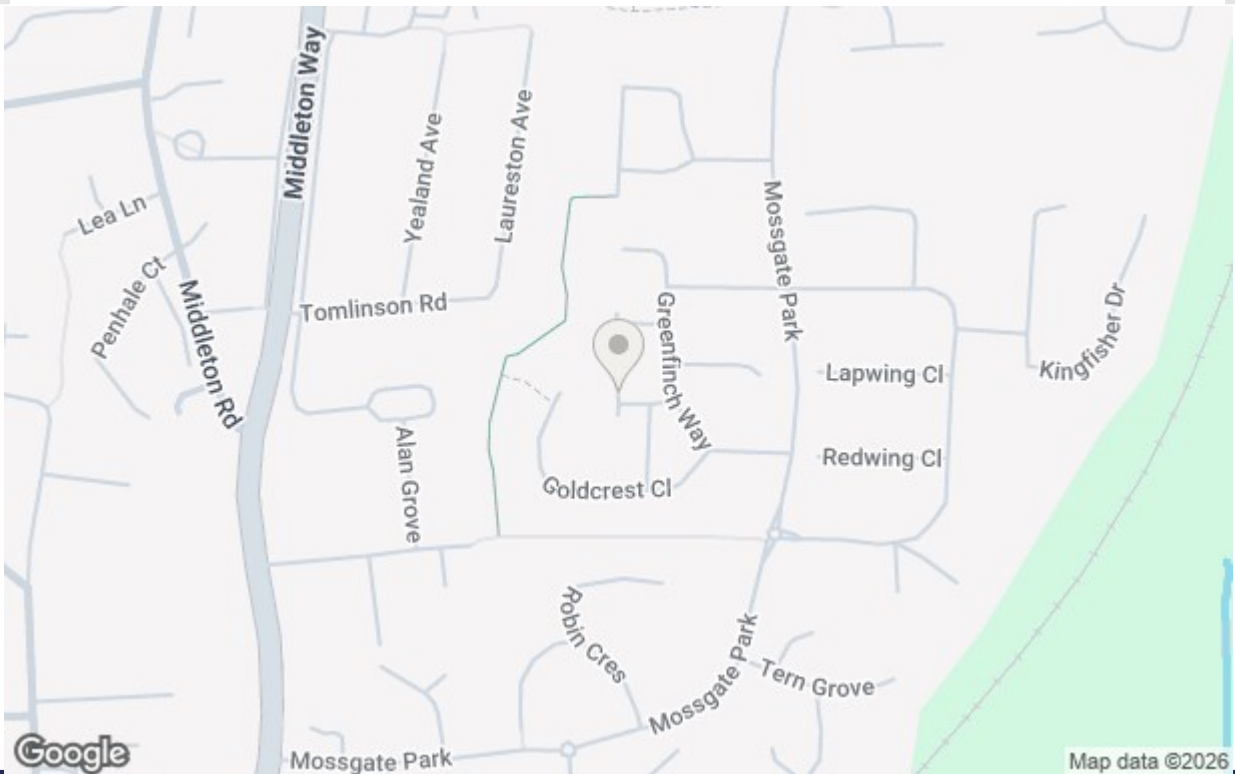
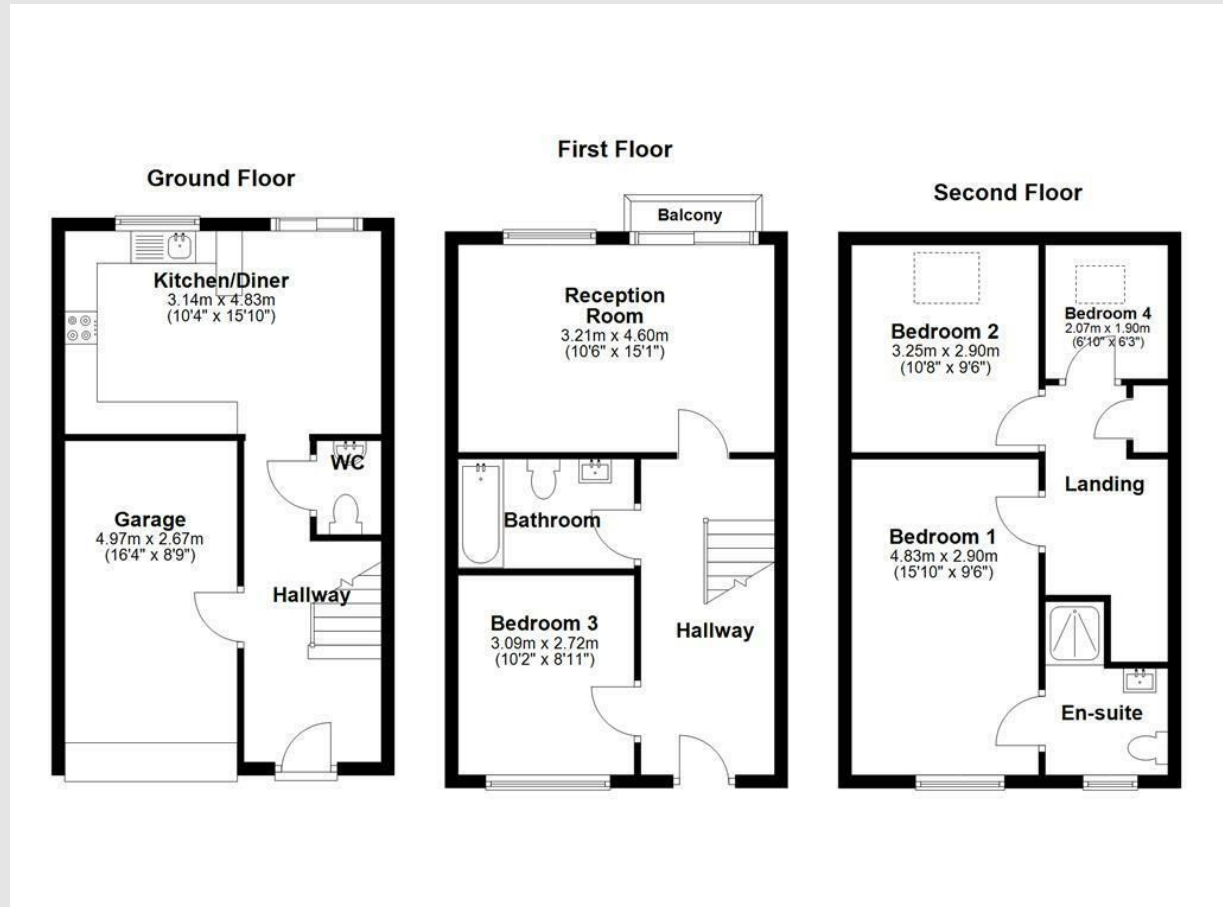
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
			88				
		76					
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	