



8 Seymour Avenue,
Heysham, Morecambe,
LA3 2TR

8, Seymour Avenue, Heysham, Morecambe

The property at a glance

3  1  1 

- Unique Semi Detached Bungalow
- Two Additional Outbuildings - Perfect Home Offices/ Studios / Gym
- Three Bedrooms
- Spacious Kitchen / Conservatory
- Recently Fitted Shower Room
- Driveway & Gardens
- Tenure: Freehold
- Property Banding: C
- EPC: D
- Seafront & Amenities Close By



Get in touch today

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

£250,000

Get to know the property



Nestled in the charming locale of Seymour Avenue, Heysham, this deceptively spacious semi-detached bungalow offers a delightful blend of comfort and versatility. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space for guests or hobbies.

Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The spacious kitchen, which opens seamlessly into a bright conservatory, provides an ideal setting for both cooking and entertaining. The conservatory invites natural light, creating a warm and inviting atmosphere throughout the day.

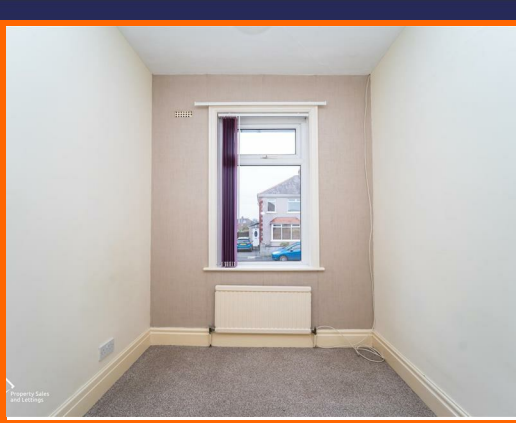
In addition to the main living areas, this bungalow boasts two large outbuildings, which present a fantastic opportunity for a home office, gym, or salon, catering to your personal or professional needs. The flexibility of these spaces allows for creativity in how you choose to utilise them.

Parking is a breeze with space for two vehicles, ensuring convenience for you and your guests. The property is also situated near a stunning seafront, offering picturesque views and the chance to enjoy leisurely walks along the coast.

This semi-detached bungalow on Seymour Avenue is not just a home; it is a lifestyle choice, combining spacious living with the beauty of coastal life. Whether you are looking to settle down or seeking a peaceful retreat, this property 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 £75 inclusive of VAT and will be charged before the offer can be officially accepted.





Hall

Composite door, central heating radiator, coving, smoke alarm, doors to reception room 1, bedroom 1,2,3, bathroom and kitchen, concealed 'Baxi' combination boiler.

Reception Room

UPVC double glazed bay window, central heating radiator, coving, electric fire.

Kitchen

UPVC double glazed window, central heating radiator, tiled splash back, range of wall, drawer and base units, laminate units, extractor hood, electric Range master oven, stainless steel sink with mixer tap, space for fridge freezer, plumbing for washing machine and dishwasher, tiled floor, open to conservatory.

Conservatory

7 UPVC double glazed windows, central heating radiator, UPVC double glazed door to rear, polycarbonate roof, tiled floor.

Bathroom

UPVC double glazed frosted window, central heating towel rail, loft access, full tiling to complement, walk-in shower, dual flush WC, wall mounted vanity wash basin with mixer tap, tiled floor.

Bedroom 1

UPVC double glazed window, central heating radiator, built-in wardrobes.

Bedroom 2

UPVC double glazed window, central heating radiator.

Bedroom 3

UPVC double glazed window, central heating radiator.

Pod 1

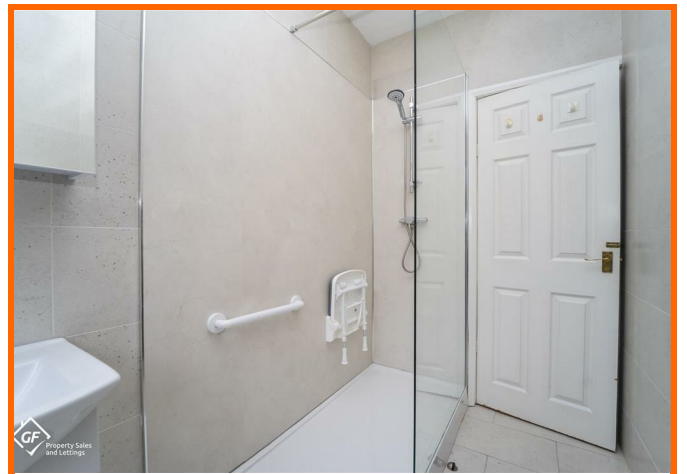
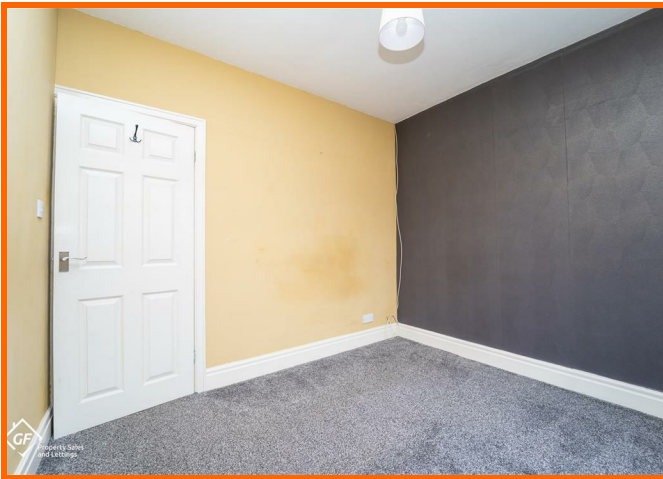
3 x UPVC double glazed windows, electric room heater, electricity, 2 x UPVC double glazed doors, laminate door.

Pod 2

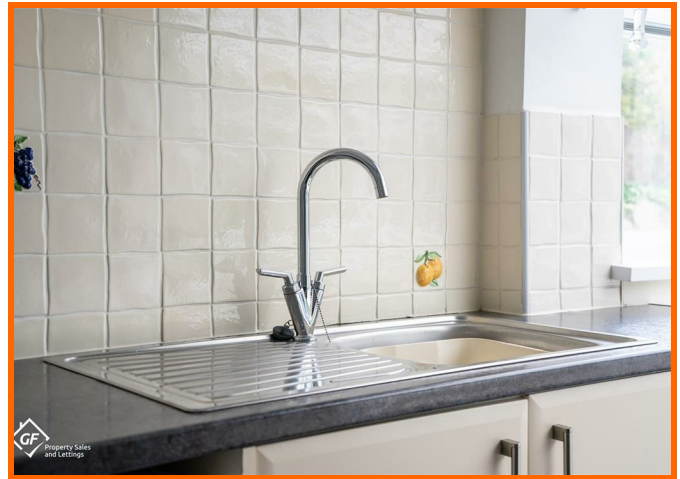
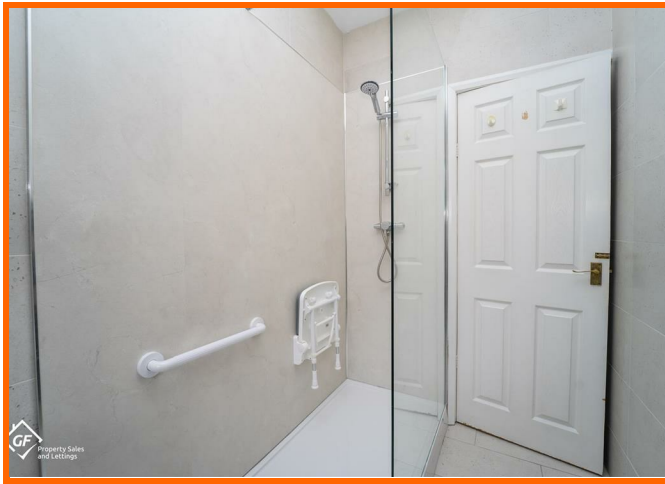
4 x UPVC double glazed windows, electric room heater,



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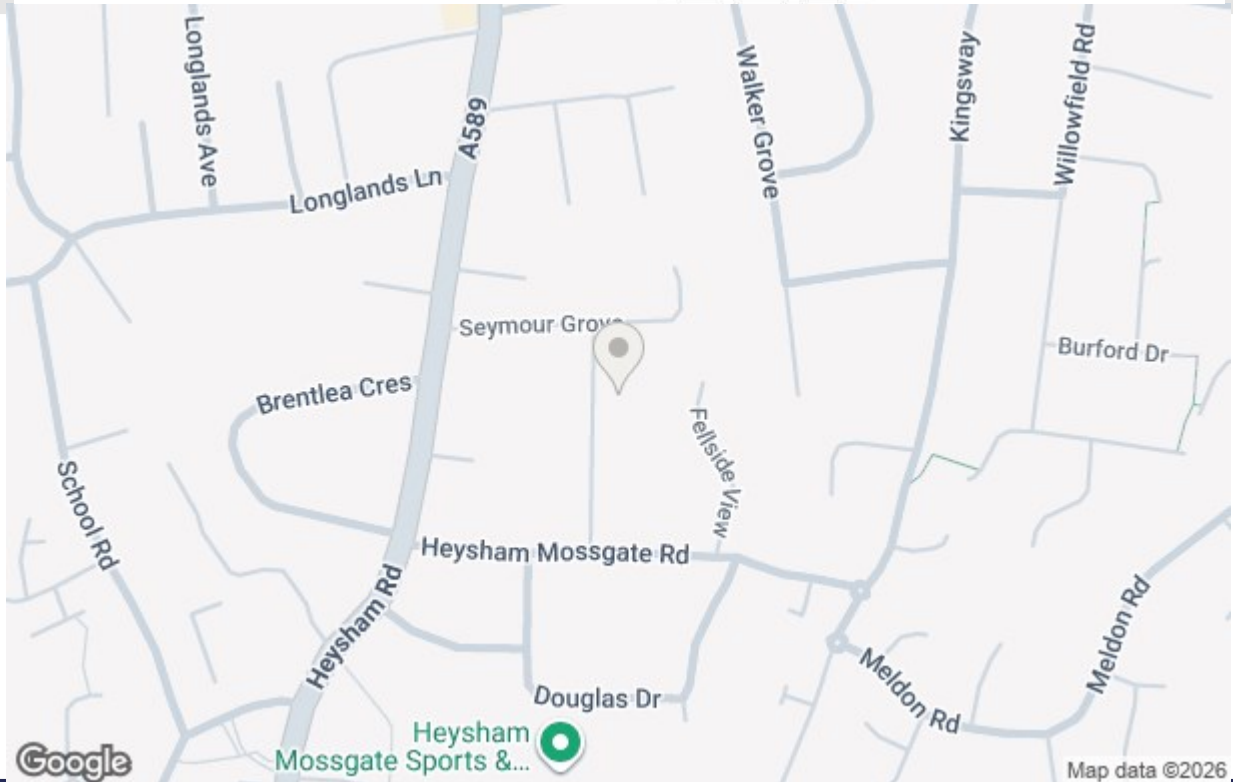


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Take a nosey round

Ground Floor



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-91) B	
(65-80) C		(45-80) C	
(55-64) D		(35-64) D	
(39-54) E		(21-34) E	
(21-38) F		(1-20) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
62	78		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC