



**R&B**  
ESTATE AGENTS

19 Robin Crescent, Heysham,  
LA3 2WG

19 Robin Crescent, , Heysham

## ***The property at a glance***

3  2  2 

- Detached family home
- Three Bedrooms
- Two Reception Rooms
- No Chain
- Detached Garage
- Enclosed rear garden
- Council tax band C
- Freehold
- EPC rating - D



**Get in touch today**

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# **£260,000**

# Get to know the property



Nestled in the charming area of Heysham, this delightful detached house on Robin Crescent offers a perfect blend of comfort and convenience. With three bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The layout of the house is thoughtfully designed, ensuring a harmonious flow throughout. The spacious living areas are perfect for both quiet evenings in and lively gatherings.

In addition to the living space, the property features one family bathroom along with a downstairs WC, which is a significant advantage for busy households. This ensures that morning routines run smoothly and guests are comfortably accommodated.

A garage adds to the practicality of this home, providing secure storage for vehicles or additional space for hobbies and projects. The outdoor area, while not detailed, typically offers potential for gardening or outdoor leisure activities, enhancing the overall appeal of the property.

Located in the picturesque Heysham, residents can enjoy the benefits of a friendly community, with local amenities and beautiful coastal scenery nearby. This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible location. With its combination of space, functionality, and a desirable setting, this detached house is certainly worth considering for your next home.

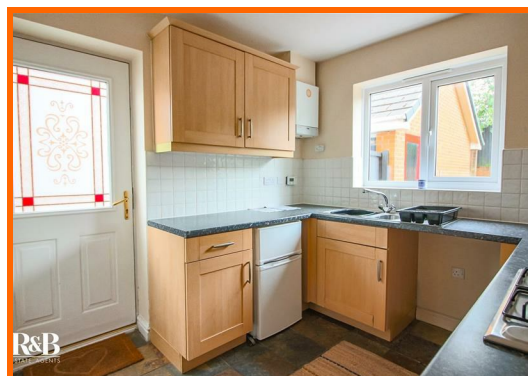
## Hallway

Central heating radiator, doors to living room and WC, stairs to first floor.

## WC

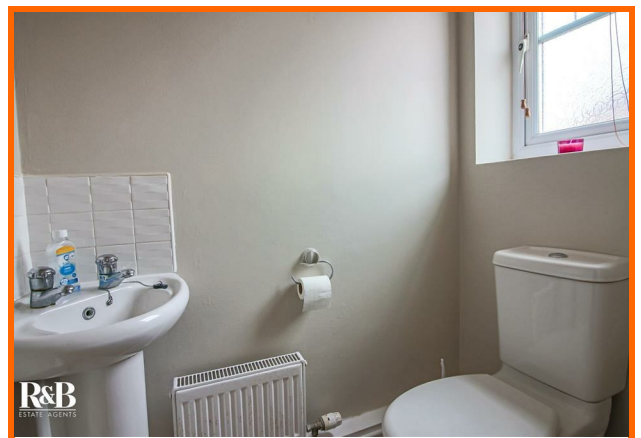
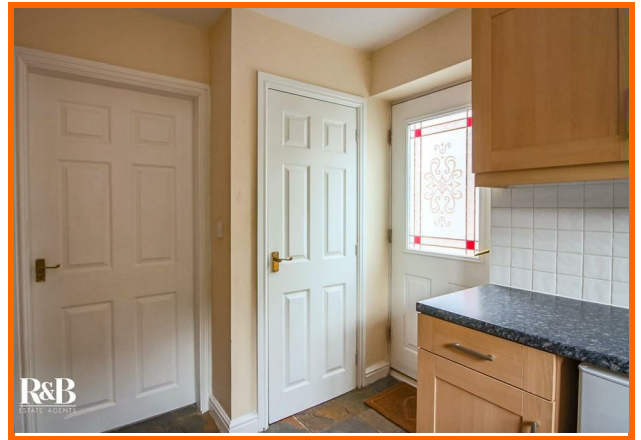
4'8 x 3'

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps and partially tiled splash back, tiled flooring.





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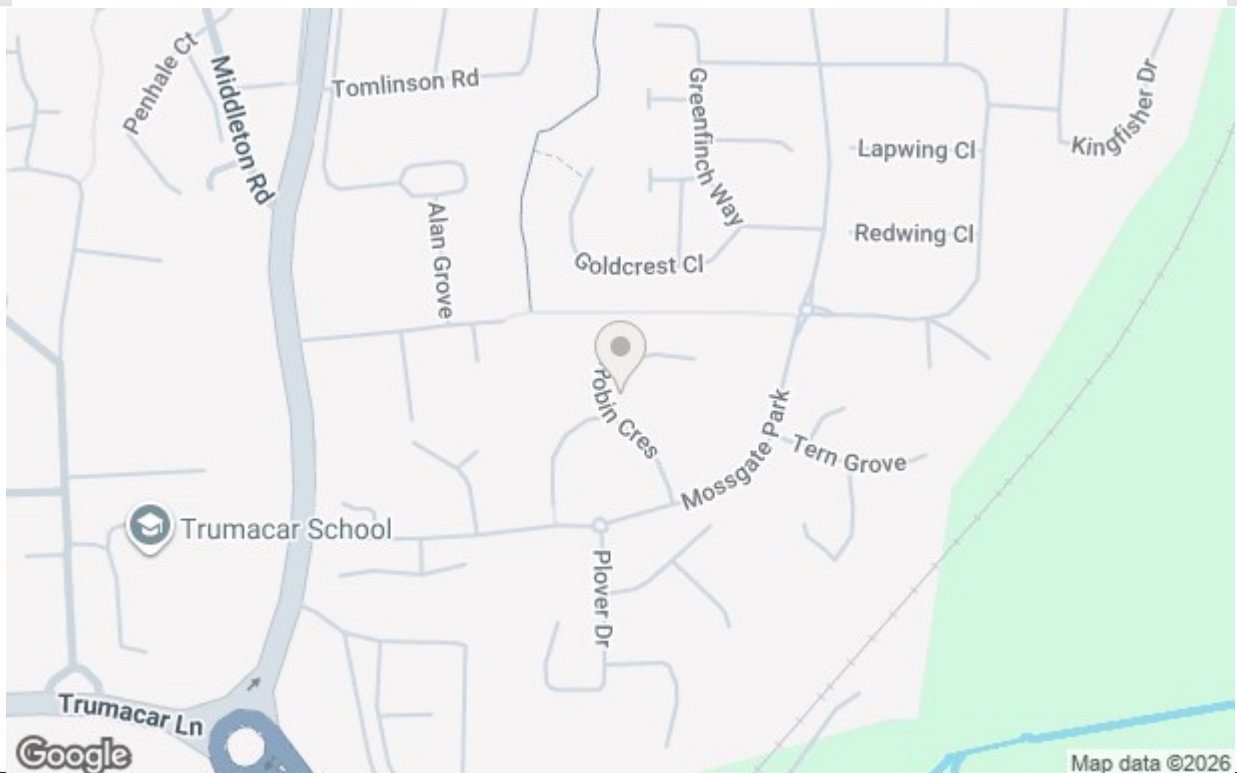
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	86
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			