



41 Sandylands Promenade,  
Heysham, Morecambe,  
LA3 1DW

41, Sandylands Promenade, Heysham, Morecambe

## *The property at a glance*

6  3  2 

- Panoramic sea views
- Six good sized bedrooms
- Four piece family bathroom suite
- Beautiful original features
- Close to local schools and amenities
- Low maintenance garden
- Right on the sea front
- Tenure: Freehold
- EPC rating: TBC
- Council tax: C



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

# £395,000

# Get to know the property



Situated along the picturesque Sandylands Promenade in Heysham, Morecambe, this charming mid-terrace house offers a splendid opportunity for family living. With six spacious bedrooms, this property is perfect for those seeking ample space for a growing family or for those who enjoy hosting guests. The three well-appointed bathrooms, including a luxurious four-piece family suite, ensure that comfort and convenience are at the forefront of this home.

One of the standout features of this residence is the breathtaking panoramic views over Morecambe Bay, providing a stunning backdrop to daily life. Imagine waking up to the serene beauty of the bay, with its ever-changing tides and vibrant sunsets, right from your own home.

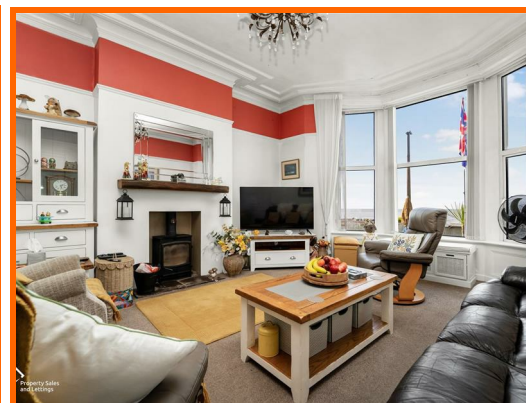
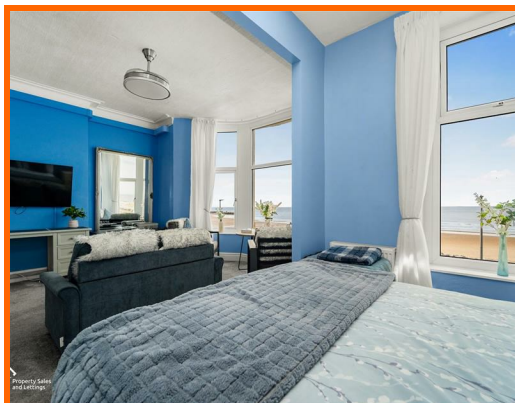
The property boasts two inviting reception rooms, ideal for both relaxation and entertaining. Whether you prefer a quiet evening in or a lively gathering with friends and family, these spaces can easily accommodate your needs.

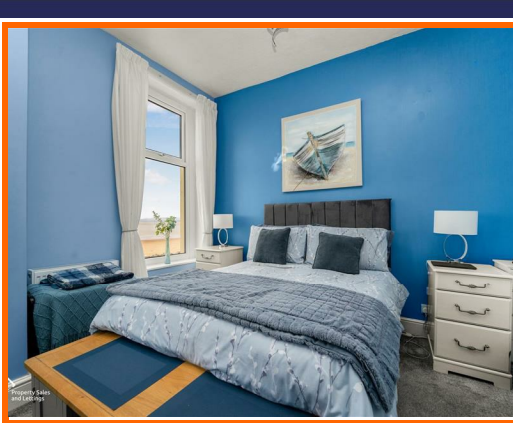
Situated in a good location, this home is conveniently close to local schools and amenities, making it an excellent choice for families. The nearby facilities ensure that everything you need is within easy reach, enhancing the overall appeal of this delightful property.

In summary, this mid-terrace house on Sandylands Promenade is a rare find, combining spacious living with stunning views and a prime location. It presents an exceptional opportunity for those looking to settle in a vibrant community by the sea.

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.

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





### Vestibule

UPVC double glazed frosted window, UPVC double glazed window, coving, one spot light, dado rail, UPVC double glazed frosted door, original tile floor, UPVC double glazed frosted door leading to hall.

### Entrance hall

Coving, dado rail, 2x Spot lights, gas central heating radiator, doors lead to reception room and W/C, stairs lead to first floor and lower ground floor.

### Reception room

UPVC double glazed bay window, gas central heating radiator, ceiling rose, coving, picture rail, multi fuel cast iron multi fuel fireplace wood mantle slate hearth, open to kitchen.

### Kitchen

UPVC double glazed window, 6x spot lights, coving, tile splashback, shaker style wall and base units, wood worktop, 4 ring electric hob, single electric oven, stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, lino floor.

### W/C

UPVC double glazed frosted window, dual flush W/C, wall mounted sink with traditional taps, lino floor.

### First floor landing

4X Spot lights, dado rail, doors lead to bedroom one bedroom two utility family bathroom and boiler room, stairs lead to ground floor and second floor.

### Bathroom

UPVC double glazed frosted window, gas central heating radiator, coving, full tile walls, corner direct feed shower with rainfall head, dual flush W/C, vanity top sink with mixer tap, tiled bath with mixer tap, tile floor.

### Bedroom one en-suite

1x Spotlight, extractor fan, half tile wall, corner direct feed shower, vanity top sink with mixer tap, dual flush W/C, lino floor

### Bedroom one

UPVC double glazed window, UPVC double glazed bay window, gas central heating radiator, door leading to en-suite.

### Bedroom two W/C

Dual flush W/C, tile splashback, pedestal sink with mixer tap, lino floor.

### Bedroom two

UPVC double glazed window, gas central heating radiator, door lead to W/C.

### Utility

UPVC double glazed frosted window, gas central heating towel radiator, panelled in base units, laminate worktops, tile splashback, stainless steel sink with traditional taps, plumbing for washing machine, space for tumble dryer, lino floor.

### Second floor landing

UPVC double glazed window, 2x spot light, tile splashback, panelled in base units, laminate worktop, single stainless steel sink with mixer tap, lino floor, doors lead to bedroom three bedroom four and bathroom, stairs lead to first floor.

### Bathroom

UPVC double glazed window, extractor fan, gas central heating towel radiator, full tile walls, corner direct feed shower, pedestal sink with traditional taps, dual flush W/C, whirlpool bath with mixer taps, lino floor.

### Bedroom three

UPVC double glazed windows, gas central heating radiator.

### Bedroom four

UPVC double glazed window, gas central heating radiator.

### Reception room two/Bedroom six

UPVC double glazed bay window, gas central heating radiator, gas fire wood surround slate hearth, door lead to bathroom.

### Bathroom

Full tile walls, extractor fan, dual flush W/C, wall mounted corner sink with mixer tap, single direct feed shower, lino floor.

### Bedroom five

UPVC double glazed window, gas central heating radiator.

### Lower ground floor kitchen

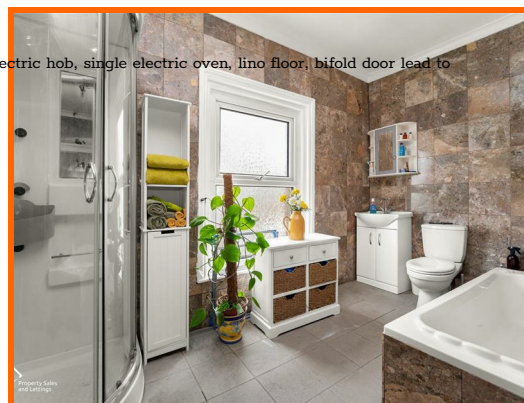
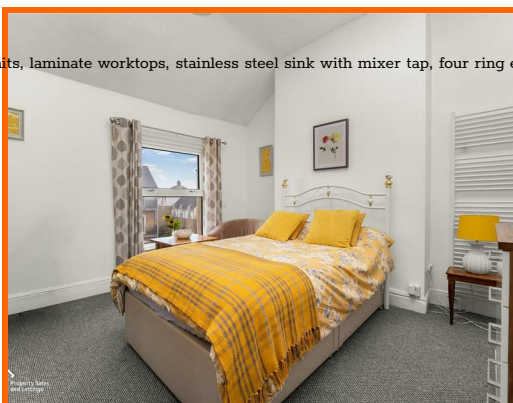
Smoke alarm, tile splashback, panelled in line wall and base units, laminate worktops, stainless steel sink with mixer tap, four ring electric hob, single electric oven, lino floor, bifold door lead to bedroom five, UPVC door lead to rear yard.

### Rear

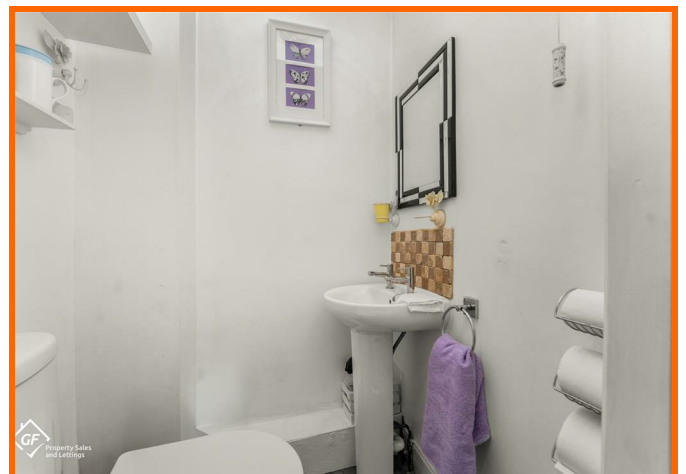
Yard space.

### Front

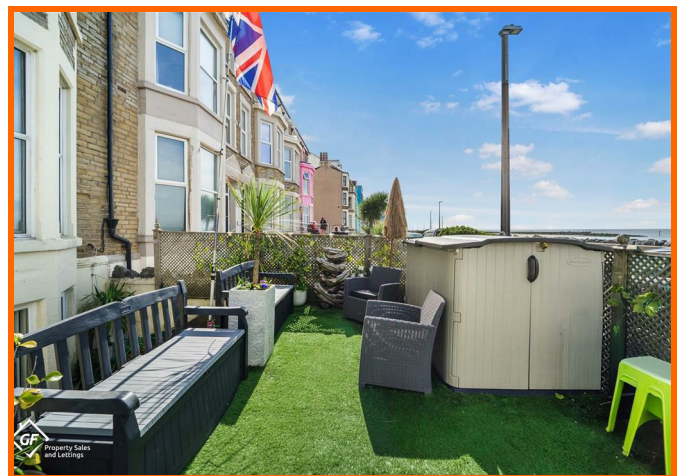
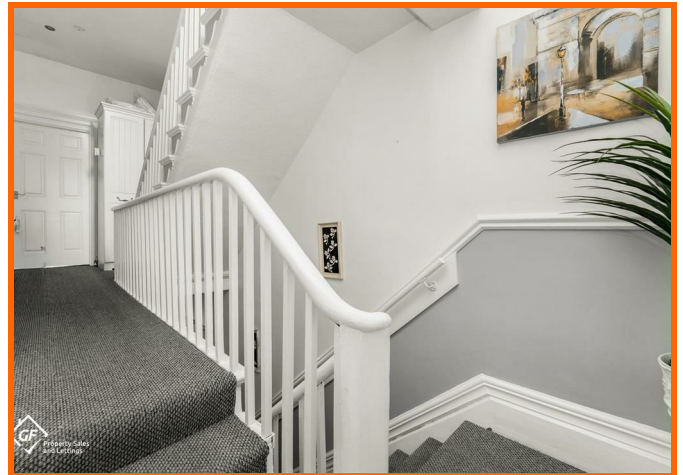
Astroturf, concrete path, shed.



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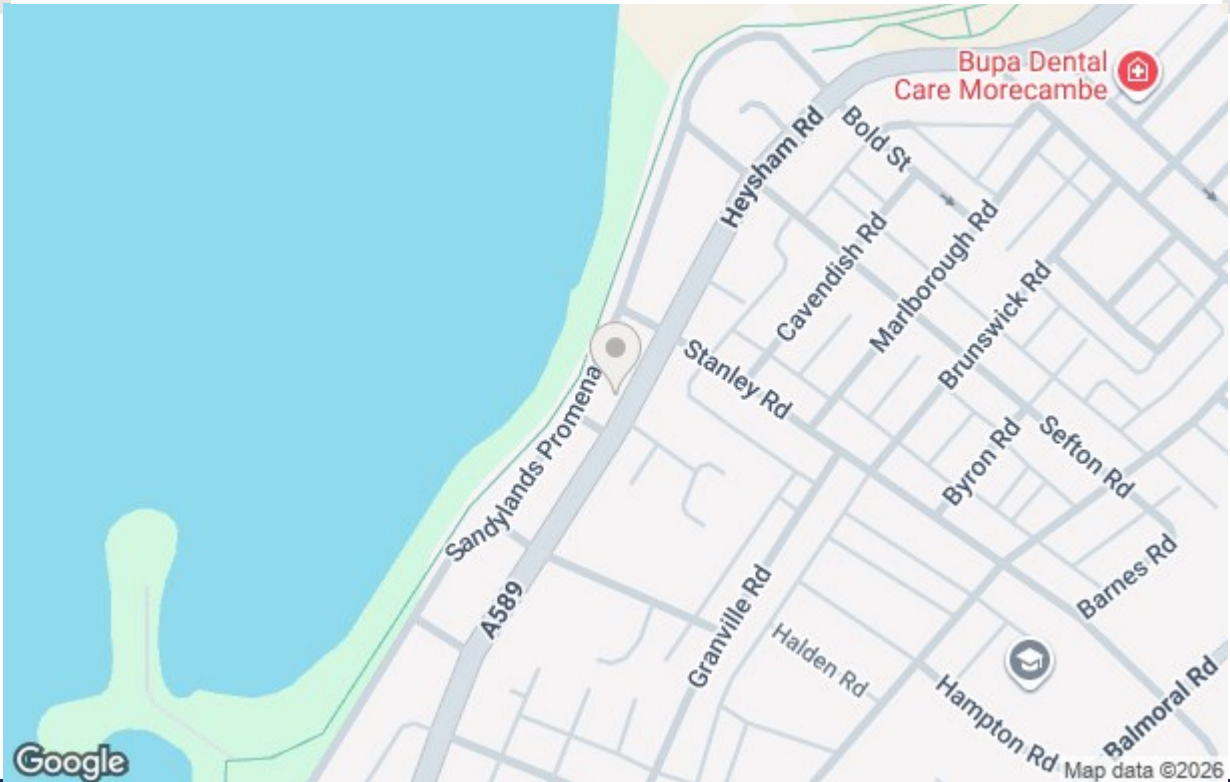
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# Take a nosey round



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

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