



Basement, 15 Sefton Road,  
Heysham, Morecambe, LA3 1TY

15 Sefton Road, Heysham, Morecambe

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

1  1  1 

- Available Now
- One Bedroom Basement Flat
- Newly decorated throughout
- Fitted Kitchen
- Fitted Bathroom
- Located Close to the Promenade
- EPC Rating D
- Gas Central Heating



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# £625



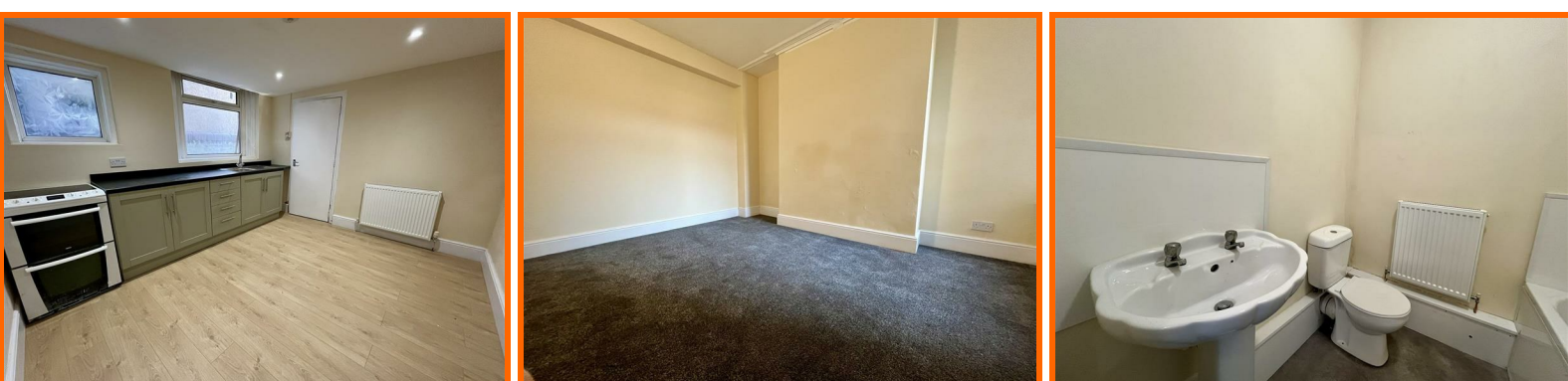
# *Get to know the property*



Nestled in the charming area of Heysham, Morecambe, this delightful flat on Sefton Road offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a well-appointed bedroom, providing a peaceful retreat after a long day. The flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing in a cosy atmosphere.

The bathroom is thoughtfully designed, ensuring both functionality and style. This flat is an excellent opportunity for those seeking a low-maintenance lifestyle, with all essential amenities within easy reach. The surrounding area is known for its friendly community and picturesque views, making it an attractive place to call home.

With its prime location, this property is well-connected to local transport links, allowing for easy access to nearby attractions and services. Whether you are looking to invest or find your next home, this flat on Sefton Road is a wonderful choice that combines comfort, convenience, and charm. Don't miss the chance to make this lovely flat your own.





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Road, Heysham,  
Morecambe, LA3 1TY**



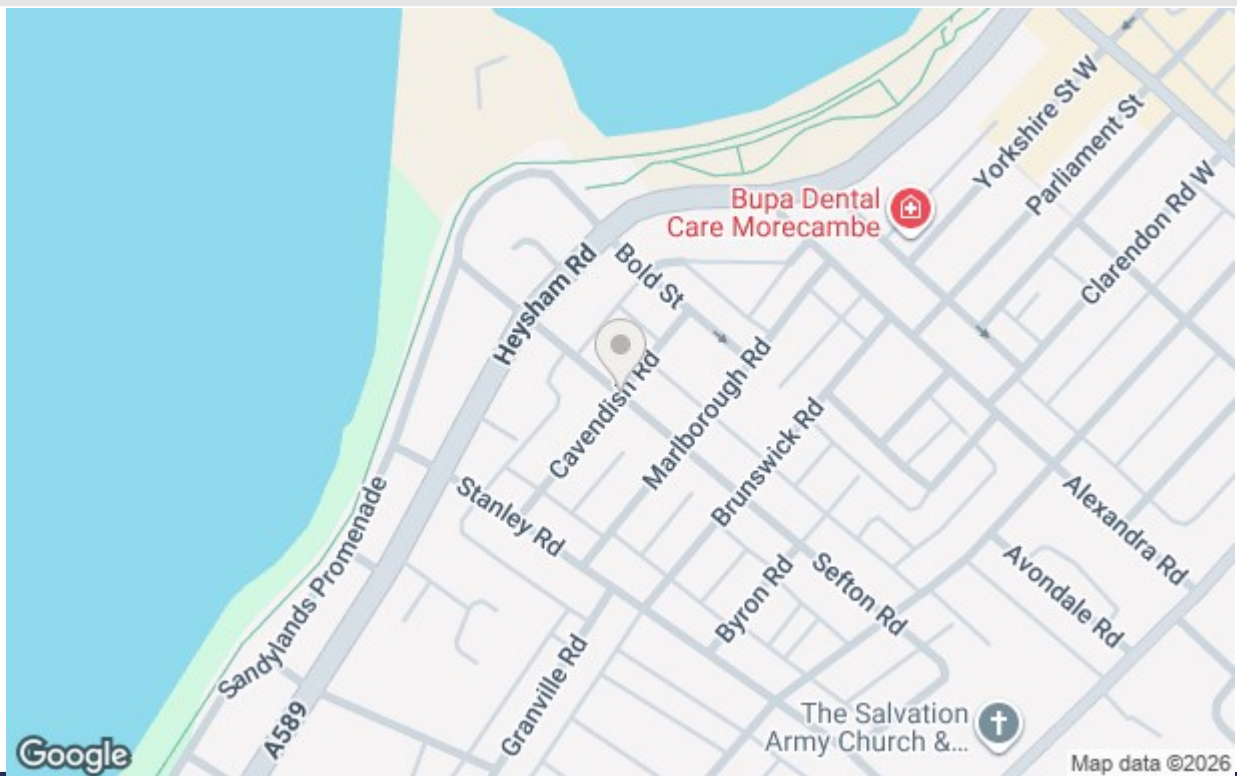
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# Take a nosey round



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(12 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(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		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	