



30 Dalesview Crescent,  
Heysham, Lancs, LA3 2JQ

30, Dalesview Crescent, Heysham, Lancs

## *The property at a glance*

2  1  1 

- Semi Detached Property
- Two Bedrooms
- Reception Room & Conservatory
- Stylish Kitchen & Bathroom
- Driveway & Rear Garden
- Quiet Cul-De-Sac Location
- Tenure: Freehold
- Property Band: B
- EPC: TBC



Get in touch today

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

# £195,000

# Get to know the property



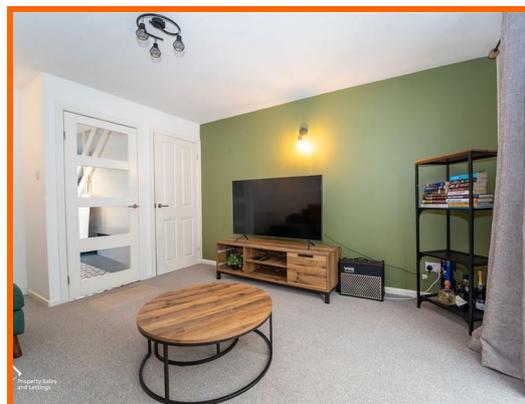
Welcome to this charming semi-detached house located on Dalesview Crescent in the picturesque area of Heysham, Lancashire. This delightful property offers a perfect blend of comfort and modern living, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

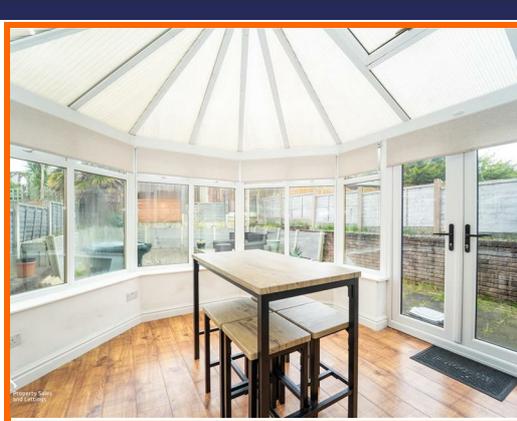
As you enter the home, you are greeted by a spacious reception room that exudes warmth and invites relaxation. This area seamlessly flows into a bright conservatory, providing an excellent space for entertaining guests or enjoying quiet moments with a good book while basking in natural light. The modern kitchen is well-equipped and designed for both functionality and style, making meal preparation a pleasure.

The property boasts two generously sized bedrooms, each offering a tranquil haven for rest and rejuvenation. The well-appointed bathroom caters to all your needs, ensuring convenience and comfort.

Outside, you will find a large drive that provides off-street parking for multiple vehicles, a valuable feature in this desirable neighbourhood. The surrounding area is known for its friendly community and convenient access to local amenities, including shops, schools, and parks.

In summary, this semi-detached house on Dalesview Crescent presents an excellent opportunity for those looking to settle in a welcoming environment. With its modern features, ample living space, and convenient parking, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.





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

### Entrance Hall

Central heating radiator, stairs to first floor, doors to kitchen and reception room.

### Reception Room

UPVC double glazed sliding door to conservatory, central heating radiator.

### Kitchen

UPVC double glazed window, central heating radiator, tiled splash back, central heating radiator, Shakur style wall, drawer and base units, wood effect laminate units, porcelain sink with mixer tap, 4 ring gas hob with electric oven, plumbing for washing machine, space for fridge freezer, Worcester combi boiler, lino floor.

### Conservatory

12 x UPVC double glazed windows, wood double glazed French doors to rear, polycarbonate roof, laminate floor.

### Landing

Smoke alarm, loft access, stairs to ground floor, doors to bathroom, bedrooms 1 and 2.

### Bathroom

UPVC double glazed frosted window, central heating towel radiator, 4 x spot light points, extractor fan, fully tiled to complement, P-shaped bath with mixer tap and rinse head, wall mounted sink with mixer tap, dual flush WC and lino floor.

### Bedroom 1

UPVC double glazed window, central heating radiator.

### Bedroom 2

UPVC double glazed window, central heating radiator, storage cupboard.

### Front Garden

Large tarmac driveway.

### Rear Garden

Flagged, stones, shed and decking.



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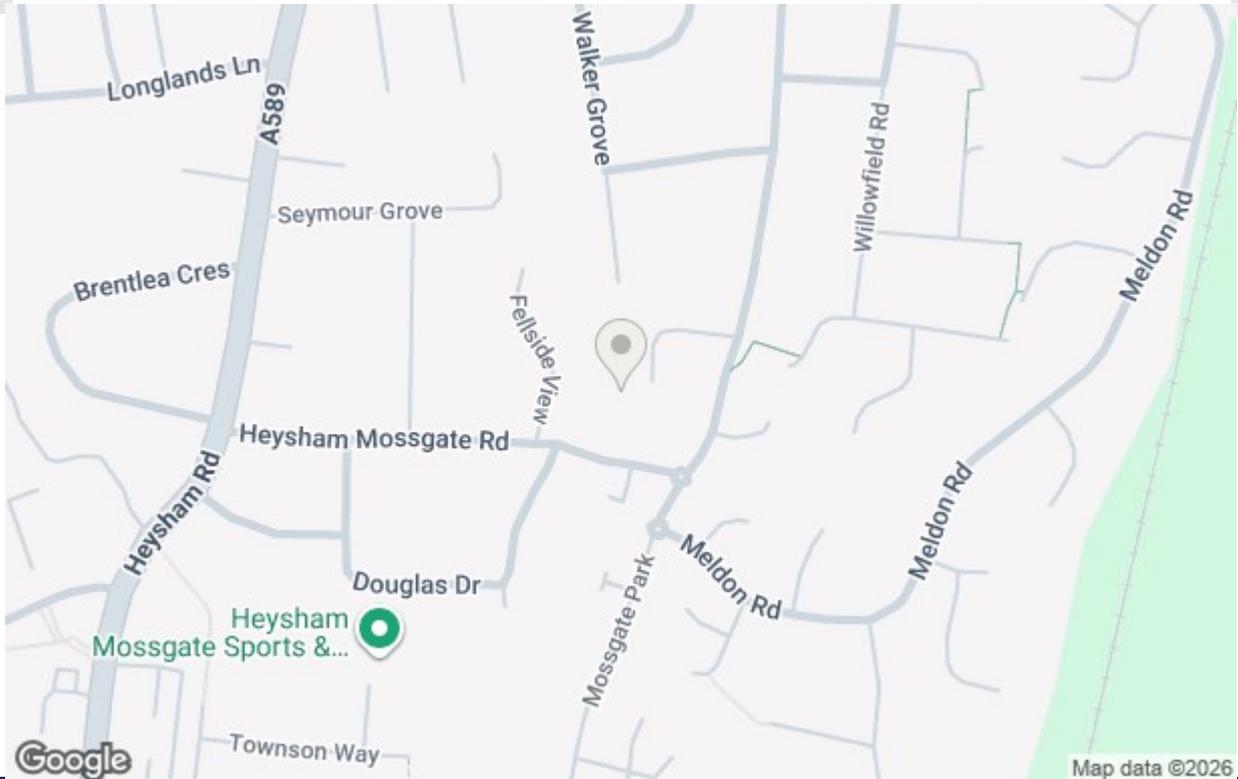
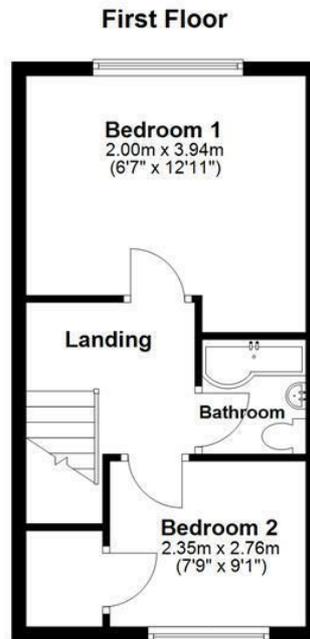
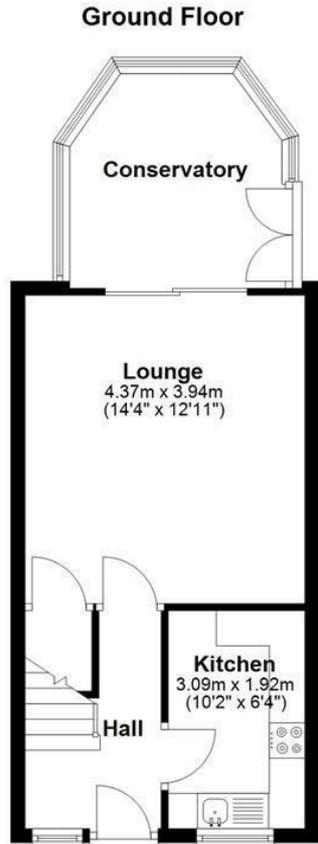
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# Take a nosey round



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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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**

	Current	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	