



9 Kingsmuir Close,  
Heysham, Morecambe,  
LA3 2HF

9, Kingsmuir Close, Heysham, Morecambe

## *The property at a glance*

3  1  1 

- Semi Detached House
- Three Bedrooms
- Spacious Reception Room
- Rear Garden
- Off Road Parking and Garage
- Quiet Cul de Sac Location
- Close to Local Amenities
- Freehold
- CTB: B
- EPC: C



Get in touch today

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info@gfproperty.co.uk  
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# £215,000

# Get to know the property

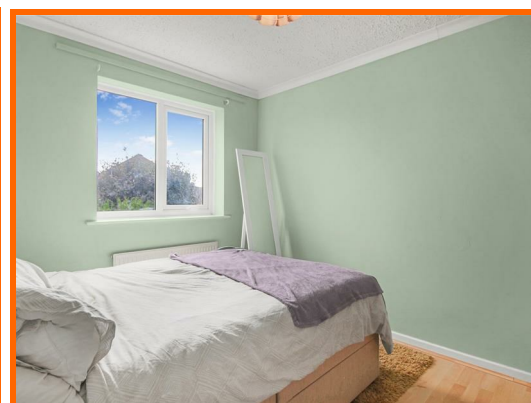
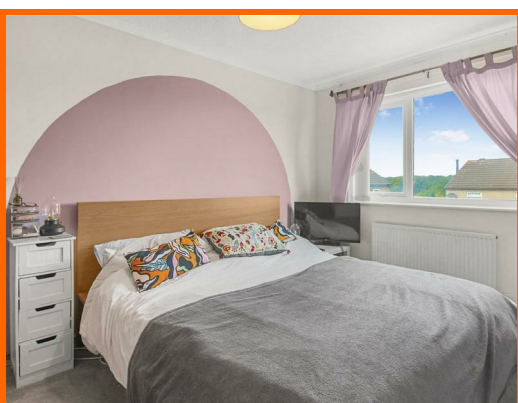


Nestled in the tranquil cul-de-sac of Kingsmuir Close in Heysham Heysham, this delightful semi-detached house presents an excellent opportunity for first time buyers, families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The spacious living and dining room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

Outside, the green garden offers a delightful retreat, perfect for enjoying the fresh air or hosting summer gatherings. The garden space is versatile, allowing for personal touches such as planting flowers or creating a play area for children. Additionally, the house boasts a garage and off-road parking for multiple vehicles.

Situated close to local amenities, residents will benefit from easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable. The surrounding neighbourhood is known for its friendly community atmosphere, providing a welcoming environment for families and newcomers alike.

With its practical layout and desirable location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely home and envision your future in this welcoming space.





### **Entrance Hall**

UPVC door into entrance hall, smoke alarm, laminate flooring, door to living room and stairs to first floor.

### **Living/ Dining Room**

UPVC bay window, UPVC window, two radiator, coving, living flame fireplace with marble surround, mantel and hearth, TV point, under stair storage, laminate flooring and door to kitchen.

### **Kitchen**

UPVC window, mix of wall and base units with quartz worktops, oven with four ring electric hob, extractor fan, tiled splashback, recessed sink with draining board and mixer tap, space for fridge and washing machine, spotlights, vinyl flooring and UPVC door to rear.

### **First Floor**

#### **Landing**

Loft access, boiler cupboard, doors to bedroom one, two, three and bathroom.

#### **Bedroom One**

UPVC window, radiator, coving and built in wardrobes.

#### **Bedroom Two**

UPVC window, radiator, coving and laminate flooring.

#### **Bedroom Three**

UPVC window and radiator.

### **Bathroom**

UPVC window, radiator, dual flush WC, pedestal wash basin with mixer tap, P shaped panel bath with mixer tap and rinse head attachment, partially tiled surround and laminate flooring.

### **External**

#### **Front**

Laid to lawn, raised beds, mature shrubs, off road parking for 2 cars, access to garage and rear.

#### **Rear**

Patio area, laid to lawn and mature shrubs.



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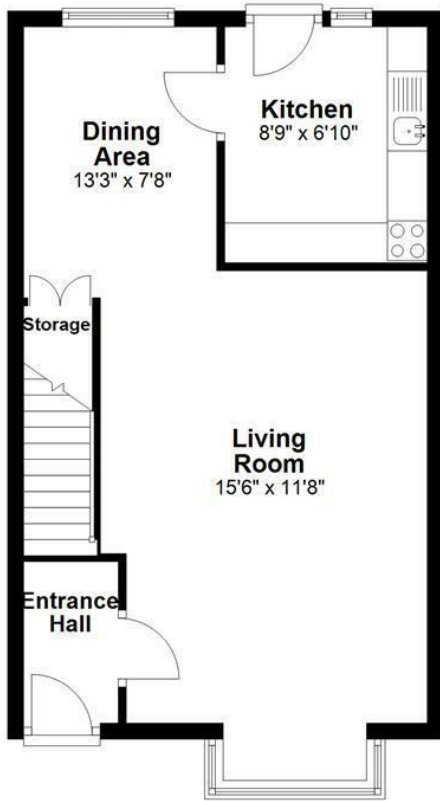


**Get in touch today**

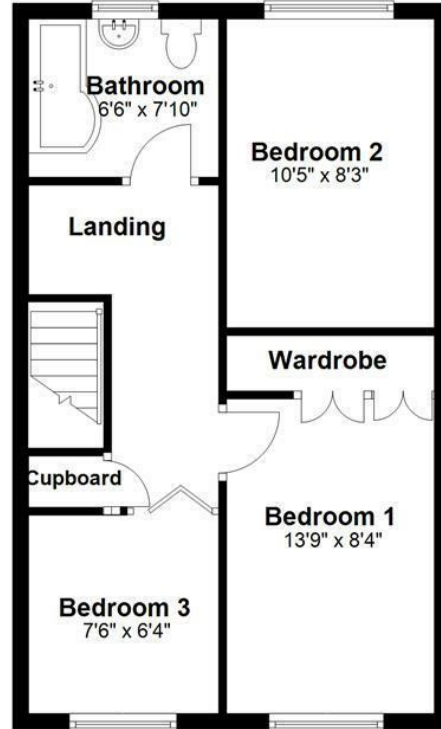
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# Take a nosey round

Ground Floor



First Floor



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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>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(68-80) <b>B</b>	
(65-80) <b>C</b>		(55-68) <b>C</b>	
(55-64) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
<b>74</b>	<b>87</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC