



Flat 1, 43 Woborrow Road,  
Heysham, Morecambe, LA3  
2PW

43 Woborrow Road, Heysham, Morecambe

## *The property at a glance*

2  1  1 

- Stunning Two Bedroom Ground Floor Apartment
- Generous Open Plan Kitchen Living Space
- Juliette Balcony to Lounge Area
- Stylish, Modern Fitted Kitchen
- Contemporary Three Piece Bathroom Suite
- Great First Home, Buy to Let or Holiday Apartment
- Large Basement with Three Rooms
- Sought After Location in Heysham Village
- EPC: C



Get in touch today

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# £165,000

# Get to know the property



A superb opportunity to purchase this unique, two bedroom ground floor apartment - immaculately presented throughout with the additional benefit of a generous basement. Offered with no chain delay!

Forming part of an impressive building with stunning curved wall - this property is not one to miss! It would make a fantastic first time home, buy to let investment or holiday apartment; situated in the ever popular Heysham Village close to the sea front.

Entrance to the property is via a communal hall, which opens to the private, internal hallway of the apartment. The hallway benefits from secure entry intercom system and fitted base units with granite effect worktop and integrated washer dryer. From the hallway there is access to all ground floor rooms of the accommodation including generous open plan kitchen living room, two bedrooms and bathroom.

The open plan living space offers a stylish, modern kitchen with a range of wall and base units in white gloss with grey granite effect worktops, integrated oven, gas hob and extractor hood, fridge and freezer. The lounge area boasts a Juliette balcony to the rear elevation. The contemporary bathroom offers a three piece suite comprising L-shaped bath with thermostatic shower over, low flush WC and wash hand basin.

Additional benefits to the property include double glazing, gas central heating and a large basement. Accessed from the communal hallway, this ample storage space comprises of three rooms with window to the rear elevation.

Situated in the historic village of Heysham, you can find many attractions nearby, such as the ruins of St Patrick's Chapel, dating back to the 8th century, the sea front and National Trust walks across Heysham Barrows nature reserve. Nearby local amenities include shops, primary schools and local bus services. The area further benefits from the M6 link road, 'The Bay Gateway', which provides access to Kendal, The Lakes, Preston and Lancaster.

## Entrance Hall

### Reception Room/ Kitchen

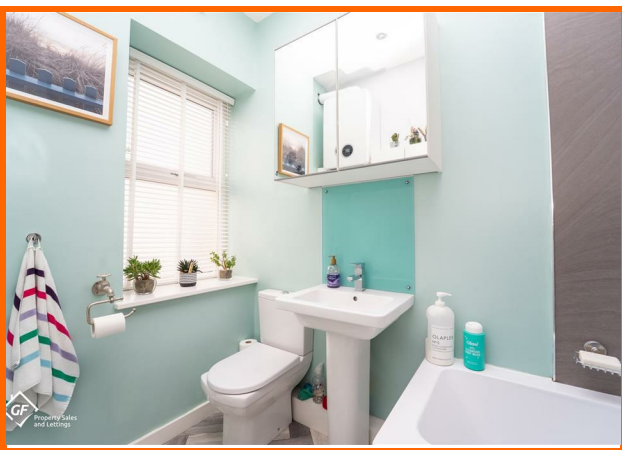
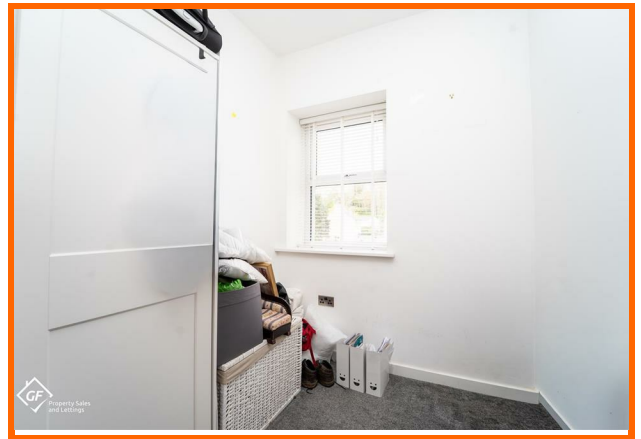
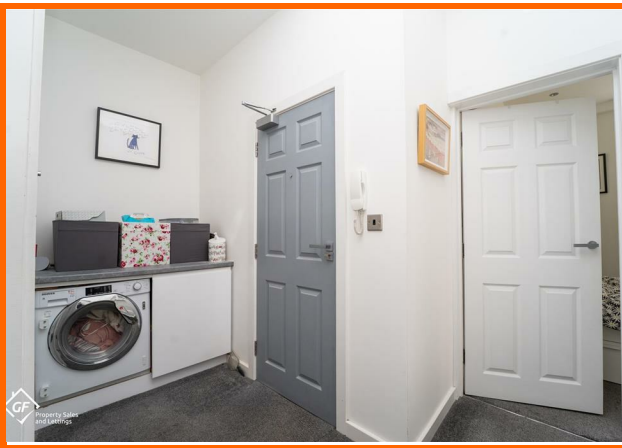
16'9x11'9

### Bedroom 1

15'1 x 11'0



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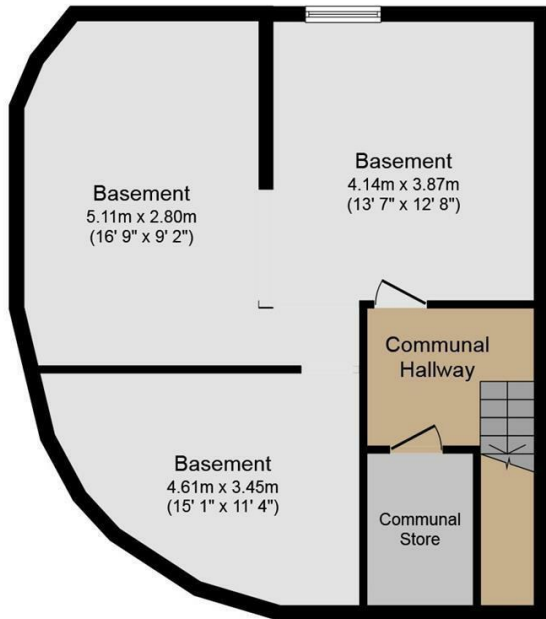
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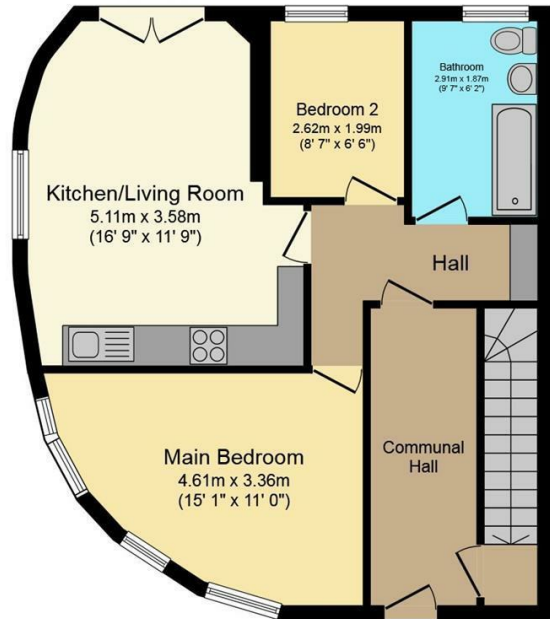
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)

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# Take a nosey round



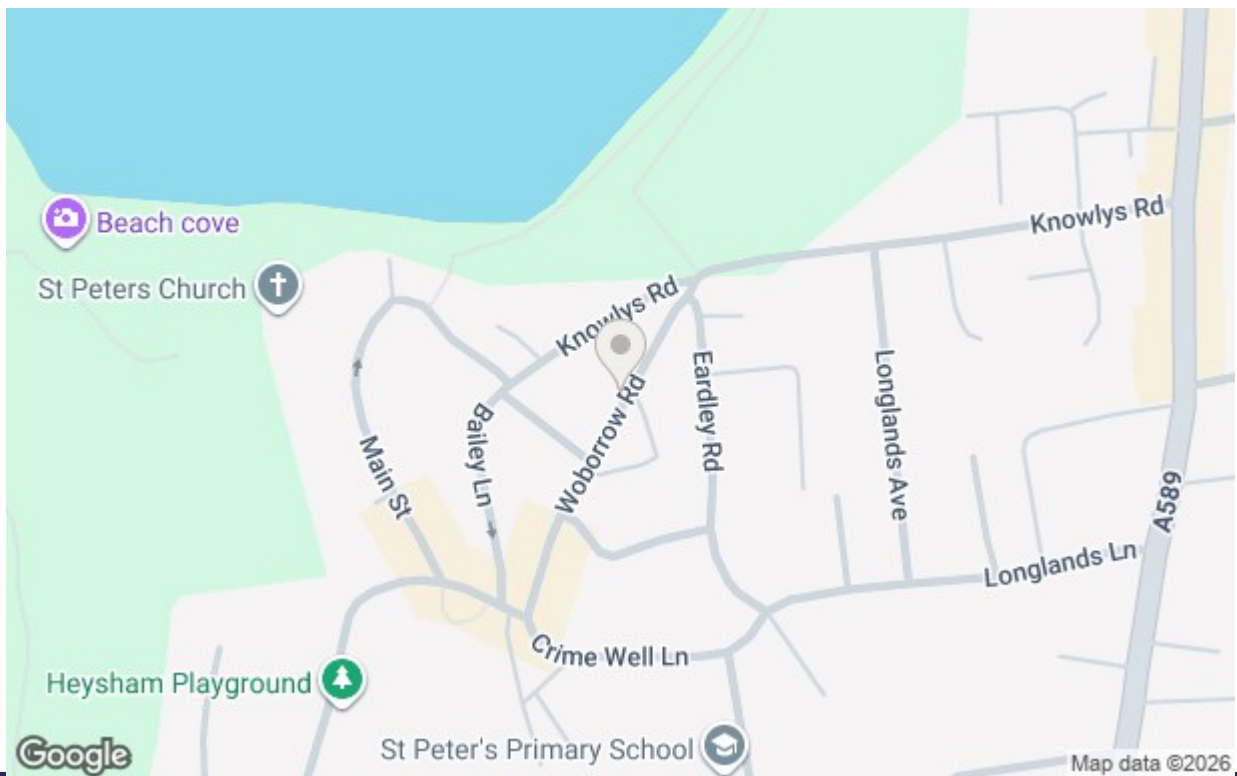
**Basement**



**Ground Floor**

Total floor area 121.1 sq.m. (1,303 sq.ft.) approx

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	79		

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) A	(92 plus) A		
(81-91) B	(81-91) B		
(69-80) C	(69-80) C		
(55-68) D	(55-68) D		
(39-54) E	(39-54) E		
(21-38) F	(21-38) F		
(1-20) G	(1-20) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC