



6 Jevington Way,  
Heysham, Morecambe,  
L.A 3 2HQ

6, Jevington Way, Heysham, Morecambe

## *The property at a glance*

4  1  1 

- Detached Property
- Four Bedrooms
- Four Piece Bathroom
- Spacious Reception Room
- Kitchen Diner
- Ground Floor WC
- Driveway, Garage & Gardens
- Tenure: Freehold
- Property Band: D
- EPC: C

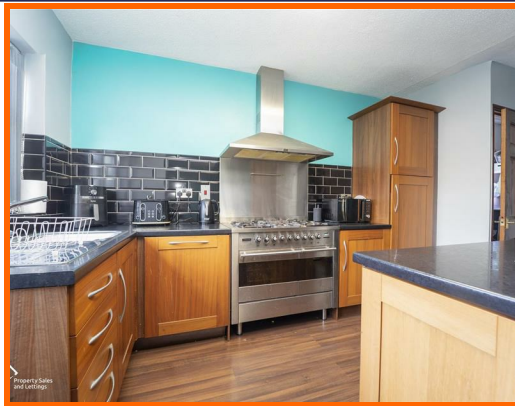


Get in touch today

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

# £300,000

# Get to know the property



Nestled in the charming area of Jevington Way, Heysham, Morecambe, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-appointed bathroom features a four-piece suite, providing ample space for relaxation and daily routines.

The generous garden is a standout feature, offering a wonderful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. Additionally, the property boasts a garage and off-street parking, ensuring that your vehicles are secure and easily accessible.

This home is situated in a friendly neighbourhood, close to local amenities and transport links, making it an excellent choice for those looking to enjoy the best of both worlds – a peaceful residential area with easy access to the vibrant life of Morecambe. Whether you are looking to settle down or invest, this property presents a fantastic opportunity to create lasting memories in a lovely setting.

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





### Entrance Hall

UPVC double glazed stained window, UPVC double glazed frosted door, central heating radiator, coving, doors to reception room 1, kitchen, WC, smoke alarm, stairs to first floor.

### Reception Room

UPVC double glazed window, UPVC double glazed French doors to rear, coving, dado rail, gas fire, marble hearth and surround,

### WC

Tile walls, dual flush WC, wall mounted sink, traditional taps, lino.

### Kitchen

2 x UPVC double glazed windows, central heating radiator, half tiled to complement, stainless steel sink, 5 ring gas hob, freestanding oven, range of wall, drawer and base units, laminate floor, door to utility, UPVC double glazed frosted door to rear.

### Utility

2 x UPVC double glazed window, plumbing for washing machine, space for dryer, Combi Vaillant boiler, laminate floor.

### Landing

UPVC double glazed character stained window, coving, smoke alarm, loft access, stairs to ground floor, doors to bathroom, Bedrooms 1,2, 3 & 4.

### Bathroom

2 x UPVC double glazed window, 5 x spotlights, tiled walls to complement, central heating towel rail, low rise WC, wall mounted sink with mixer tap, shower cubicle with main feed shower, freestanding bath with mixer tap.

### Bedroom 1

UPVC double glazed window, central heating radiator, coved ceiling, door to bathroom.

### Bedroom 2

UPVC double glazed window, central heating radiator, coved ceiling.

### Bedroom 3

UPVC double glazed window, central heating radiator, coved ceiling.

### Bedroom 4

UPVC double glazed window, central heating radiator, coved ceiling.

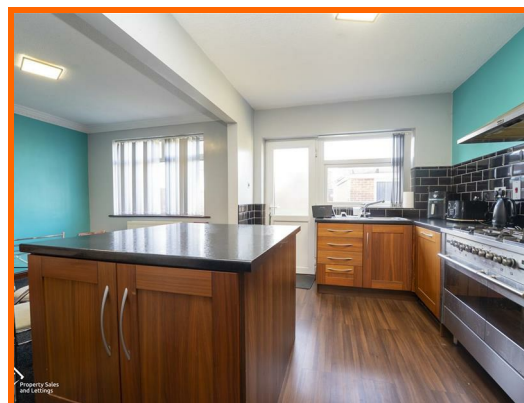
### Front Garden

Lawn, paving to front, drive to side of house leading to garage flagged.

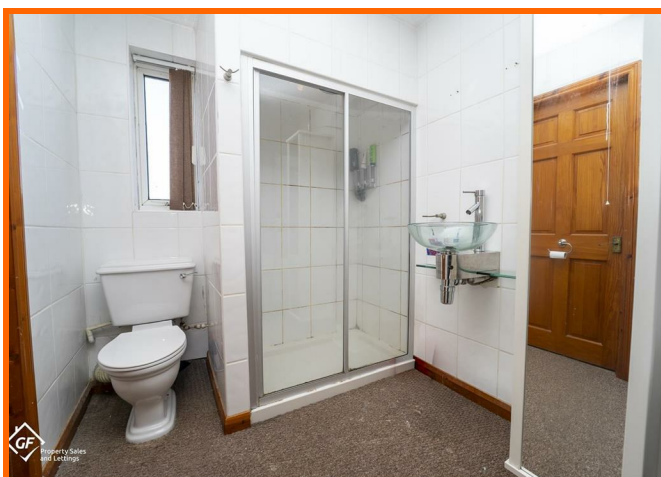
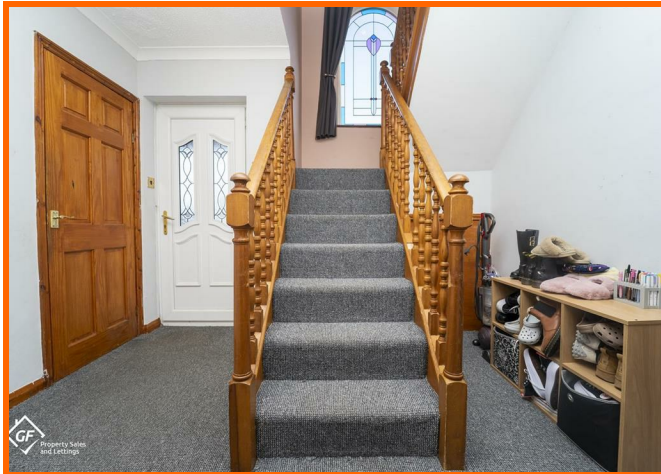
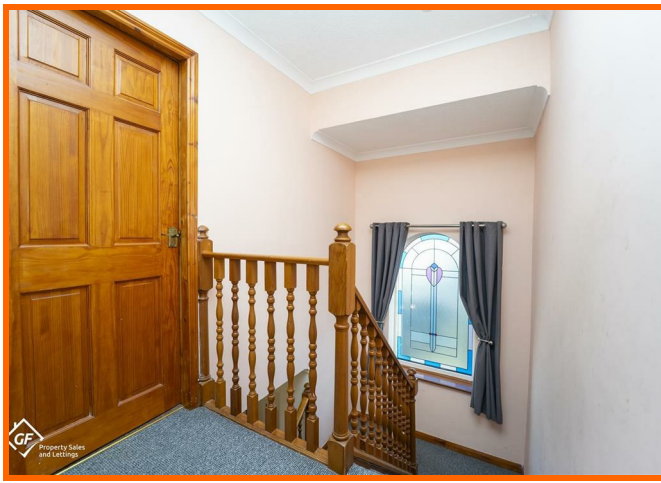
### Garage

### Rear Garden

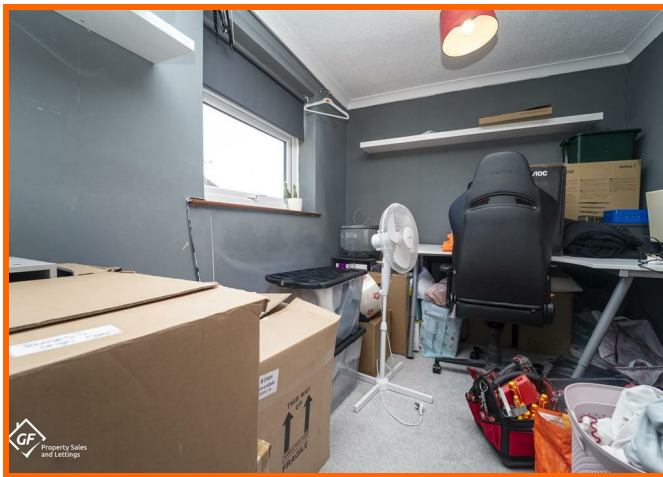
Paving and lawn.



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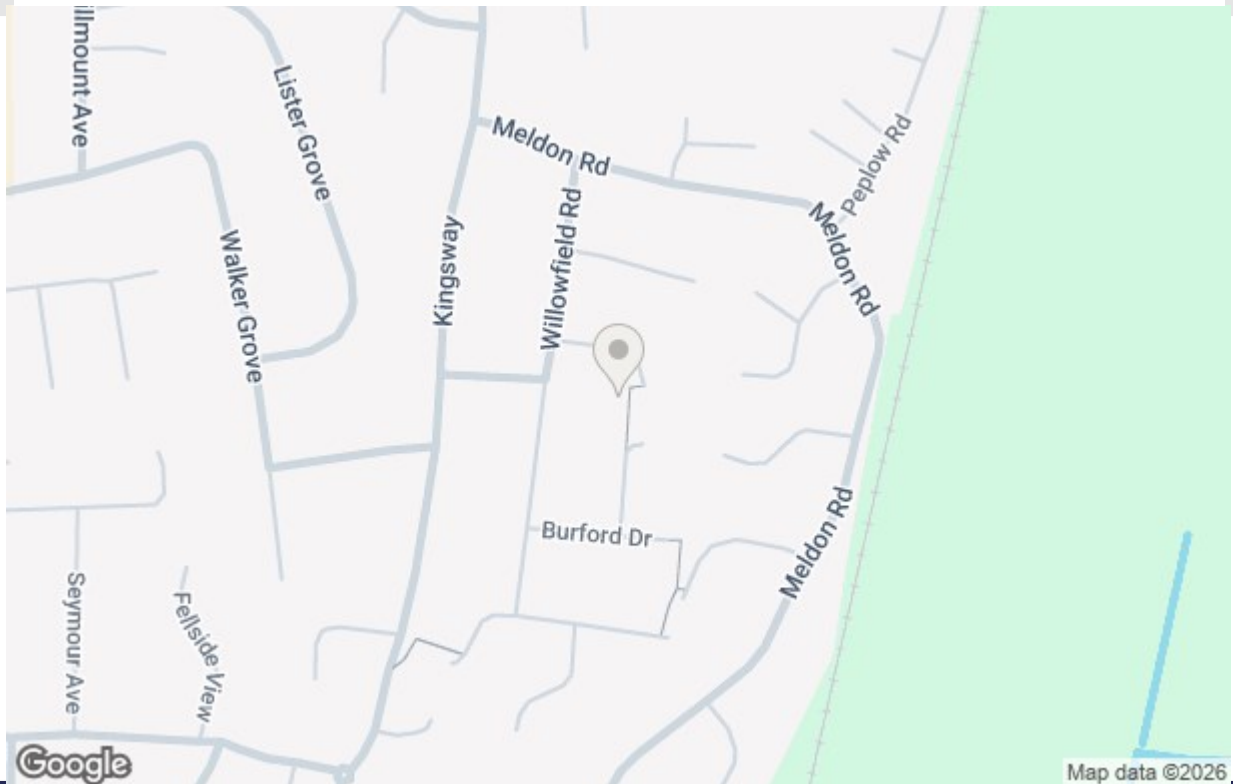
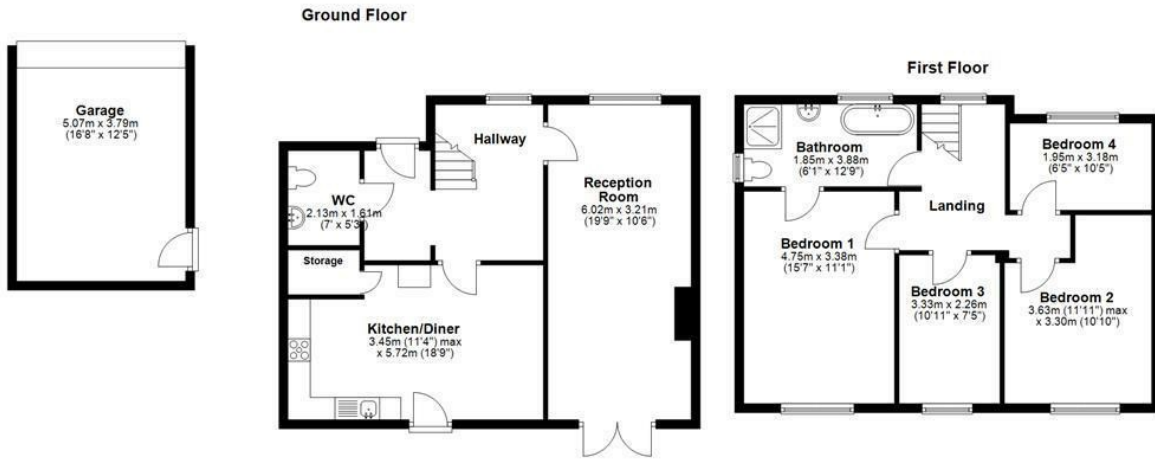
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# Take a nosey round



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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>	69	79

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(45-60) <b>C</b>		
(35-44) <b>D</b>		
(29-34) <b>E</b>		
(21-34) <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

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