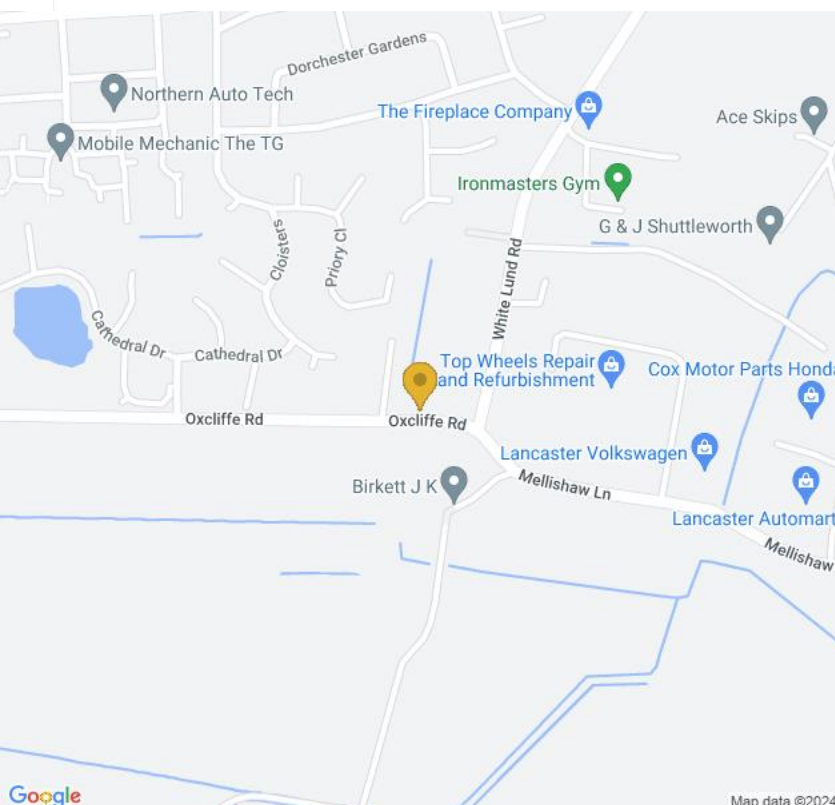


£575,000

Oxcliffe Road Grosvenor Court, Heaton With Oxcliffe, Morecambe LA3



Morecambe
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Morecambe LA4 4AE

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Company Details - Farrell Heyworth Limited.

Registered Office: Second Floor Office Suite, The Pavillion, Church Street, Lancaster, LA1 1EX

Registered in England No. 3798432

Directors CP Heyworth FNAEA, JF Collins, JR Collins, SW Penny FRICS, JAG Shellcross MNAEA, JA French



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Large Six Bedroom Family Home Over Three Floors**
- **Bespoke Modern Development Of Individual New Build Homes**
- **High Quality Fixtures And Fittings**
- **Double Garage - Convenient Access For The M6 Motorway**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

All measurements quoted are approximate and plans are for general guidance and are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

EPC B

www.farrellheyworth.co.uk



We are pleased to present to the market this bespoke and recently constructed family home located on the edge of Morecambe in Heaton With Oxcliffe. The house forms part of small development of high quality homes and offers stunning accommodation, approx. 3170 sq feet over three floors and boasts a range of high quality fixtures and fittings.

Internally, the accommodation comprises central entrance hallway, cloakroom/WC, well equipped utility room, spacious lounge, dining room and generous kitchen.

To the first floor there are four bedrooms, family bathroom and three of the bedrooms have en-suites. To the second floor there are two further bedrooms with the larger room having an en-suite.

Attached to the house is a double garage with driveway parking. The property has surrounding gardens and has a front outlook over open countryside.

The house boasts a range of high quality specifications which include quality fitted kitchen with appliances, bathroom suites, internal woodwork and detailing with feature lighting.

Located close to nearby amenities which include nearby schools, health centre and shops. The location takes full advantage of the Bay Gateway link road and provides direct access via the M6 to the Lake District, Kendal, Yorkshire Dales, Preston and central Lancashire.

The Morecambe area is currently under review for the potential construction of the Eden Project North which we believe will significantly enhance the popularity of the area and boost the local economy. The location of this property will benefit significantly from the installation of this project.

Tenure: Freehold
Council Tax: Band To be confirmed





