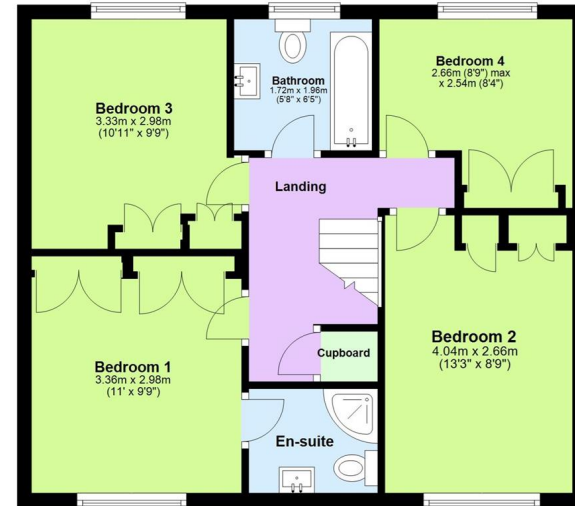
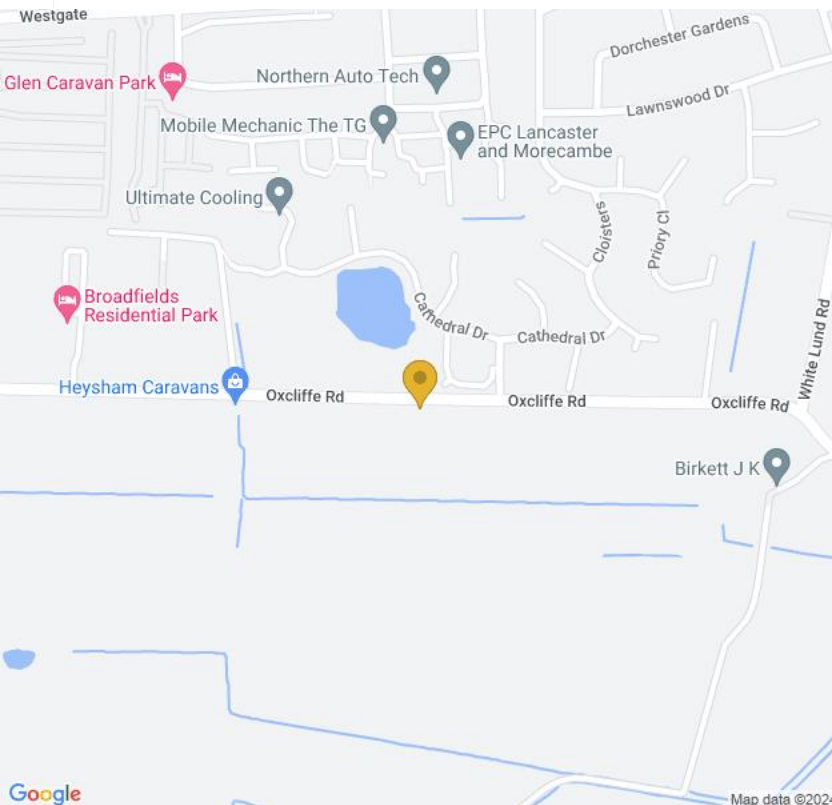




Ground Floor



First Floor



Morecambe
3-7 Victoria Street
Morecambe LA4 4AE

Tel: 01524 832929

Email: morecambe@farrellheyworth.co.uk

<https://www.farrellheyworth.co.uk/morecambe>

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

O.O
£350,000

Wells Close, Heaton With
Oxcliffe, Morecambe LA3

Farrell
Heyworth
Sales & Lettings



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Well Maintained Four Bedroom Detached House in Heaton, Morecambe**
- **Two Reception Rooms, with an Open Plan Layout to the Dining Room**
- **Modern Kitchen, Breakfast Bar, Downstairs Toilet, Utility Room**
- **Fitted Wardrobes in all Bedrooms, Master Bedroom with an En-Suite**

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 C

www.farrellheyworth.co.uk



Presenting a well maintained four bedroom detached house in Heaton with Oxcliffe, Morecambe. This property boasts practicality and space with two reception rooms, one featuring an open plan layout to the dining room, creating a versatile living area. The modern kitchen is complemented by a breakfast bar, providing a stylish and functional space for daily activities. Convenience is key with a downstairs toilet, utility room, and a garage, offering ample storage and utility space.

Upstairs, all bedrooms are equipped with fitted wardrobes, while the master bedroom features an en-suite shower. The family bathroom caters to the needs of the household.

Outside, a sizeable rear garden with a patio area, a snug summer house and terrace which provides opportunities for relaxation and entertainment. The property's charm extends to a curved driveway, offering both practicality and a pleasing aesthetic. Enjoy views of fields, adding a touch of tranquillity to this well-presented home in Heaton with Oxcliffe.

Important Notice
Please note we are required under The Estate Agents Act 1979 and the Provision of Information Regulations 1991, to point out that the client we are acting for on the sale of this property is a 'Connected Person' as defined by that act.

Tenure: Freehold
Council Tax: Band E





