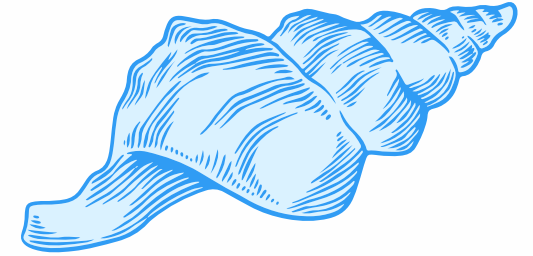


*Bradford Grove*

HEYSHAM



# BRADFORD GROVE



Nestled within the confines of a quiet cul-de-sac in the coastal town of Heysham, lies No.2 Bradford Grove, a remarkable three-bedroom family residence which epitomises modern comfort and style. Recently upgraded to an impeccable standard, this fabulous bungalow presents an inviting abode ready to embrace its new occupants.









Take a closer look...



Property Type:

*Semi-detached*

Square Footage:

*1163 sqft*

Council Tax Band

*B*

EPC Rating

*D*

Tenure

*Freehold*

# Why Heysham?



HEYSHAM, NESTLED ALONG THE PICTURESQUE MORECAMBE BAY IN LANCASHIRE, IS A CAPTIVATING COASTAL TOWN RENOWNED FOR ITS BLEND OF NATURAL BEAUTY, HISTORIC ALLURE, AND MODERN AMENITIES.

RESIDENTS ENJOY CONVENIENT ACCESS TO LOCAL SHOPS, SUPERMARKETS, AND A RETAIL PARK, ENSURING EVERYDAY NEEDS ARE MET WITH EASE. FAMILIES BENEFIT FROM PROXIMITY TO ESTEEMED LOCAL SCHOOLS, FOSTERING A NURTURING ENVIRONMENT FOR EDUCATION. THE TOWN'S HEART BEATS IN HEYSHAM VILLAGE, WHERE COBBLED STREETS, TRADITIONAL PUBS, AND ANCIENT LANDMARKS OFFER A CAPTIVATING GLIMPSE INTO ITS RICH HISTORY.

WITH EXCELLENT ROAD CONNECTIONS VIA THE BAY GATEWAY BYPASS, RESIDENTS CAN SWIFTLY REACH NEIGHBOURING TOWNS AND CITIES, WHILE REGULAR BUS SERVICES PROVIDE CONVENIENT PUBLIC TRANSPORT LINKS TO NEARBY MORECAMBE AND LANCASTER. HEYSHAM PORT STANDS AS A VITAL TRANSPORTATION GATEWAY, OFFERING FERRY SERVICES TO THE ISLE OF MAN AND IRELAND, FURTHER ENHANCING THE TOWN'S CONNECTIVITY AND APPEAL.

## Heysham Village







PARKING



GARAGE



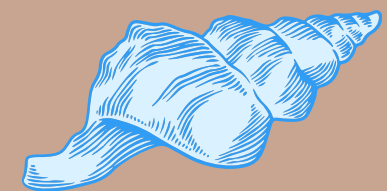
(annex)

GARDEN



EXTERNALLY, THE PROPERTY IMPRESSES - A DRIVEWAY TO THE FRONT ACCOMMODATES OFF-ROAD PARKING FOR MULTIPLE VEHICLES, ENSURING CONVENIENCE FOR RESIDENTS AND GUESTS. THE DETACHED ANNEX ADDS VERSATILITY TO THE PROPERTY, PROVIDING POTENTIAL FOR GUEST ACCOMMODATION OR VARIOUS BUSINESS USES, (SUBJECT TO RELEVANT PERMISSIONS). SURROUNDED BY A FABULOUS PLOT, WITH A LAWN SPACE & DRIVEWAY TO THE FRONT, AND AN ENCLOSED GARDEN TO THE REAR, THE OUTDOOR SPACES OFFER OPPORTUNITIES FOR RELAXATION, PRACTICALITY AND PLAY. A DECKED AREA PROVIDES THE IDEAL SETTING FOR AL FRESCO DINING OR SOAKING IN THE COASTAL SUN. FOR YOUNGER RESIDENTS, A SECTION OF THE GARDEN IS CURRENTLY USED AS A PLAY AREA, PROMISING ENDLESS SUMMER DAYS OF FUN.





2 BRADFORD GROVE  
HEYSHAM





Zzz... 9000

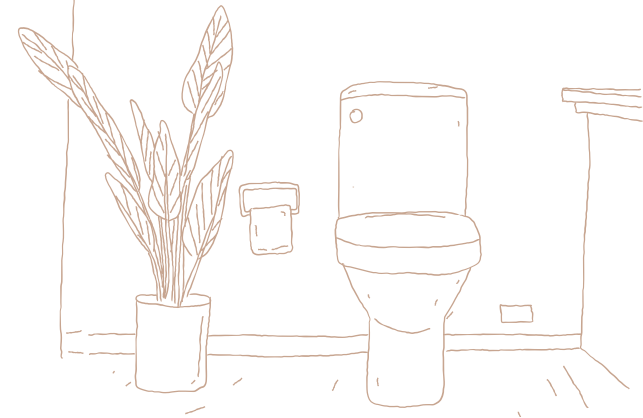












# WHERE CAN I FIND...



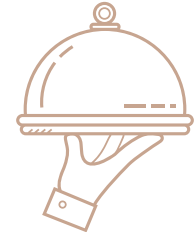
## The Closest School?

Trumacar Primary School is a 9 minute walk, found just 0.4 miles away.



## The Local Shop?

Heysham Co-Op is just 0.4 miles from your doorstep. Great for those essentials!



## A Delicious Meal?

The Royal and it's cosy atmosphere await you, just 0.8 miles away.



## Somewhere Nice to Walk the Dog?

Half Moon Bay, an iconic portion of Morecambe Bay, is situated only 0.7 miles from your home.



## A Refreshing Pint?

The Old Hall Inn is just 0.4 miles round the corner, you could be back home in under 10 minutes!



## Your Local Property Experts?

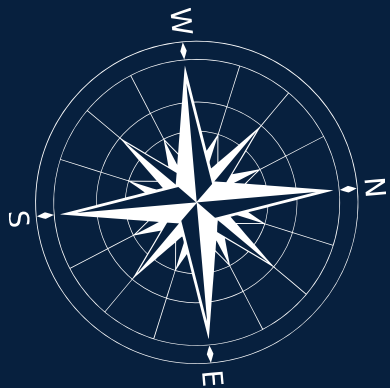
Our office is a 17 minute drive away - pop in to say hello, anytime!











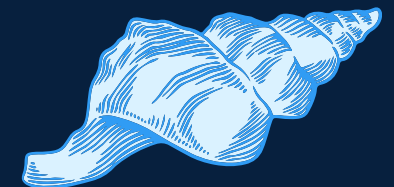
Total Floor Area: 1163 sq.ft (10.8.0 sq.m) approx.

Ground Floor: 844 sq.ft (78.4 sq.m) approx.

First Floor: 192 sq.ft (17.9 sq.m) approx.

Annex: 127 sq.ft (11.8 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

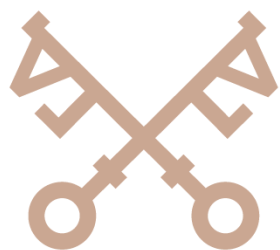




2, Bradford Grove, Heysham, Morecambe, LA3 2SS



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