



23 Broadfields Park Oxcliffe Road, Heaton With Oxcliffe, Morecambe, LA3 3EH

Price £65,000



## The Park & Location

Broadfields Residential Park, situated on Oxcliffe Road in Heaton-with-Oxcliffe near Morecambe, Lancashire, offers residents a peaceful yet conveniently connected lifestyle. Local amenities are within easy reach. There's a convenience store and garage right on Oxcliffe Road, while supermarkets, pharmacies, medical centres, and dentists are all a short drive or bus ride away in Morecambe. For families or those with visiting grandchildren, primary and secondary schools are close by—Morecambe & Heysham Westgate Primary School is under 600 yards away. Transport links are a major benefit. Morecambe railway station is just under a mile away, with regular trains to Lancaster and connections beyond. Bare Lane and Lancaster stations are also easily reached, and there are frequent local bus services along Oxcliffe Road, making travel into Morecambe, Lancaster, or further afield simple and reliable.

The surrounding natural landscape is another key attraction. Broadfields is near the Lancashire coastline, offering access to sandy beaches, rugged coastal paths, and the wide-open views across Morecambe Bay. Whether you're into walking, cycling, sailing, or birdwatching, there's something for everyone. The area is well known for outdoor pursuits, including guided walks across the bay and nature trails. Leighton Moss RSPB reserve, just a short drive away, provides excellent opportunities to enjoy wildlife and peaceful countryside walks.

The park itself caters to a residential community with a calm, low-maintenance environment. It's well-suited to those looking to downsize or enjoy a more manageable lifestyle, while still benefiting from excellent transport, essential services, and access to both town and country.

## The Living Space

Within the welcoming community of Broadfields Residential Park, this two-bedroom park home delivers comfortable living in a friendly community. A spacious, open-plan living room offers space to gather friends and entertain family, featuring dual-aspect windows that flood the room with natural light. The electric fireplace adds a cosy focal point, while the flexible layout provides plenty of space for seating and

furniture. A separate dining room offers a versatile second reception room, whether kept as a dining area or utilised as a second living room or home office, the choice is yours. Beyond lies a well-appointed kitchen, offering ample storage, generous worktops, and integrated appliances—including a hob (in need of repair) and an oven—ideal for everyday meal preparation.

The two double bedrooms offer comfort and practicality. One offers built-in wardrobe storage, while the second benefits from access to a practical ensuite—perfect for visitors or multi-generational living. The carpet in the second bedroom has been removed, allowing you to choose your desired finish and make it your own. A central three-piece bathroom services the home and has recent repairs undertaken on the plumbing, giving you peace of mind that it is all in good working order. An attic space sits above the home, accessed by a pull down hatch from the hallway. Insulated and part boarded, with a fixed pull down ladder and light, it's a great space for long term storage and bulkier items to keep the home clear and clutter-free.

## The Outside Space

Outside, the wraparound, low-maintenance garden features a raised patio area that's ideal for relaxing and soaking up the sun in the warmer months, bordered by planting beds that the kerb appeal of the property. A driveway provides off-road parking, and there's space beneath the home for additional storage and maintenance access.

## Additional Information

Site fees totalling £263.18 a month fixed for 2025  
Plumbed gas and connected electricity and water, billed at regular intervals

## Room Sizes

**Living Room**  
**17'8" x 9'8" (5.41 x 2.96)**

**Dining Room**  
**9'10" x 9'5" (3.02 x 2.88)**

**Kitchen**  
**14'6" x 9'5" (4.42 x 2.88)**

## Bathroom

**6'7" x 6'5" (2.02 x 1.97)**

## Bedroom 1

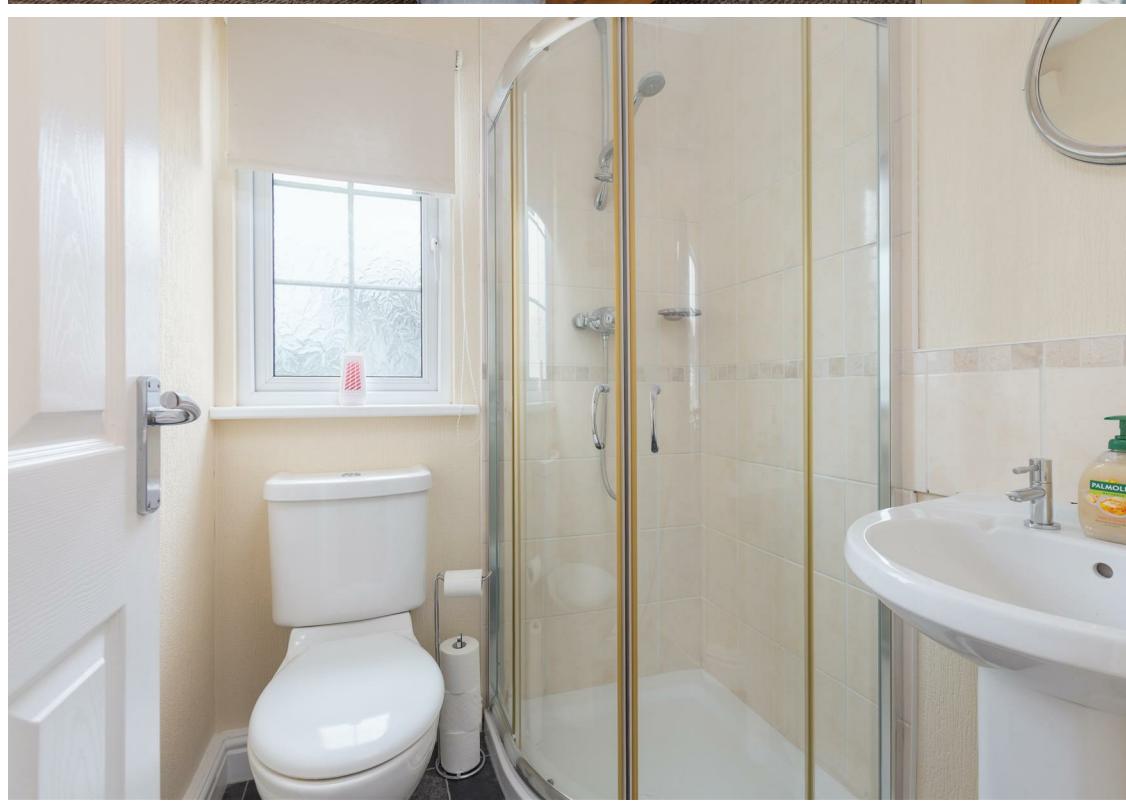
**9'7" x 9'7" (2.94 x 2.94)**

## Bedroom 2

**9'3" x 8'8" (2.84 x 2.65)**

## Ensuite

**5'1" x 4'11" (1.56 x 1.52)**







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