

**£69,950**

Oxcliffe Road, Heysham,  
Morecambe LA3

**Farrell  
Heyworth**  
Sales & Lettings



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Spacious Two Bed First Floor Flat ,Close To The Promenade**
- **Strong Rental Return Gas Central Heating, Majority Double Glazing**
- **Access to Nearby Shops and Amenities**
- **Great Investment Property, Current Rent £485PCM, 8.3% Yield**

**EPC D**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)



An opportunity to purchase this spacious two bedroom first floor flat, offering accommodation comprising entrance hall with staircase and landing, good size lounge and kitchen, two bedrooms and bathroom. The property benefits from gas central heating and majority double glazing.

The flat currently provides a good rental income for the owner, and would make an ideal buy to let investment or first time purchase.

Located on Oxcliffe Road, the property enjoys good access to a good range of nearby amenities including the shop, and further amenities and facilities on Heysham Road, nearby schools and health centre. Road links and regular bus services provide access into Morecambe town centre and Lancaster city.

The Morecambe and Heysham area has improved access to the M6 motorway following the creation of the Bay Gateway link road providing enhanced access the Lake District, Kendal, Preston and central Lancashire.

The area is also currently under review for potential construction of Eden project north we believe this will enhance the area, increase demand for properties and strengthen the local economy.

Tenure: Leasehold

Leasehold information: Terms: 999 years from 18th September 2006

Current Ground Rent: TBC

Current Service/Maintenance Charges: TBC

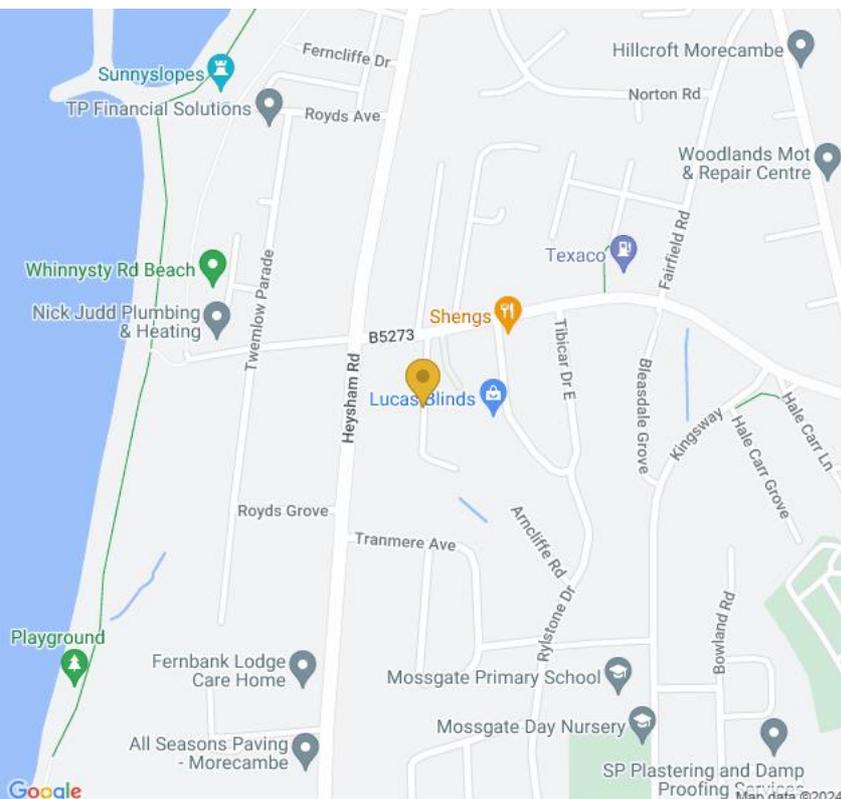
Council Tax: Band A

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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.