



**Morecambe**  
**3-7 Victoria Street**  
**Morecambe LA4 4AE**

**Tel: 01524 832929**

**Email: [morecambe@farrellheyworth.co.uk](mailto: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

**£79,950**

**Westminster Avenue,  
Morecambe LA4**

**Farrell  
Heyworth**  
**Sales & Lettings**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **One Bedroom Ground Floor Flat In Morecambe**
- **Attractive Semi Detached With Garden Frontage**
- **Lounge, Kitchen, Good Size Bedroom, Shower Room**
- **Great Location With Good Access Into Town And Promenade**

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.

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This is a fantastic opportunity to purchase this ground floor flat. The property is well presented throughout and is situated in a popular residential location in Morecambe.

On internal inspection the property briefly comprises entrance hall, lounge, kitchen, shower room and a spacious bedroom.

Externally the property has gardens to the front. Viewings are highly recommended to appreciate the room sizes and position of this home. The property would make a great first time purchase or retirement buy.

Westminster Avenue is a great location just off Balmoral Road which has good access into the T town centre, promenade, nearby railway station and supermarket.

Tenure: Leasehold  
Leasehold information: Terms: 999 years from 7th November 1986  
Current Ground Rent: TBC  
Current Maintenance/Service Charges: TBC  
Council Tax: Band A

