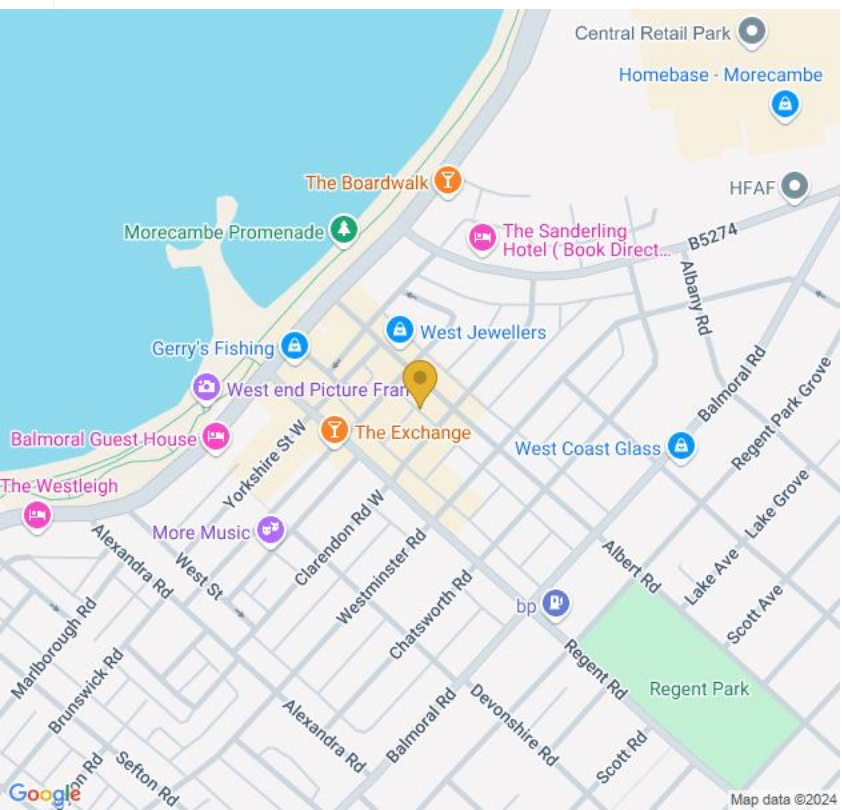




£179,950

Albert Road, Morecambe  
LA4



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

**Tel: 01524 832929**  
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**<https://www.farrellheyworth.co.uk/morecambe>**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Investment Purchase With Successful Ongoing Tenancies**
- **Shop Unit To Ground Floor And Two Bed Maisonette Above**
- **Maisonette Two Good Size Bedrooms, Bathroom, Utility Plus Yard**
- **Great Position Close To Promenade And Eden Project Area**

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.

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

**EPC D**

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





We are delighted to bring to the market this attractively priced terrace property comprising two bedroom maisonette with attached retail unit, the property is in a prominent trading position, not far from the promenade with plenty of footfall.

Internally, the accommodation comprises shop floor currently used as a used clothing shop with a WC and kitchen to the ground floor.

To the first floor is a spacious lounge, kitchen with fitted wall and base units, utility room and separate WC.

On the second floor you will find two double bedrooms and a bathroom.

The property benefits from gas central heating and double glazing.

Externally there is a rear yard and on street parking.

Tenure: Freehold  
Freehold information: Business Rates: TBC

Flat: Council Tax Band A  
Council Tax: Band A





