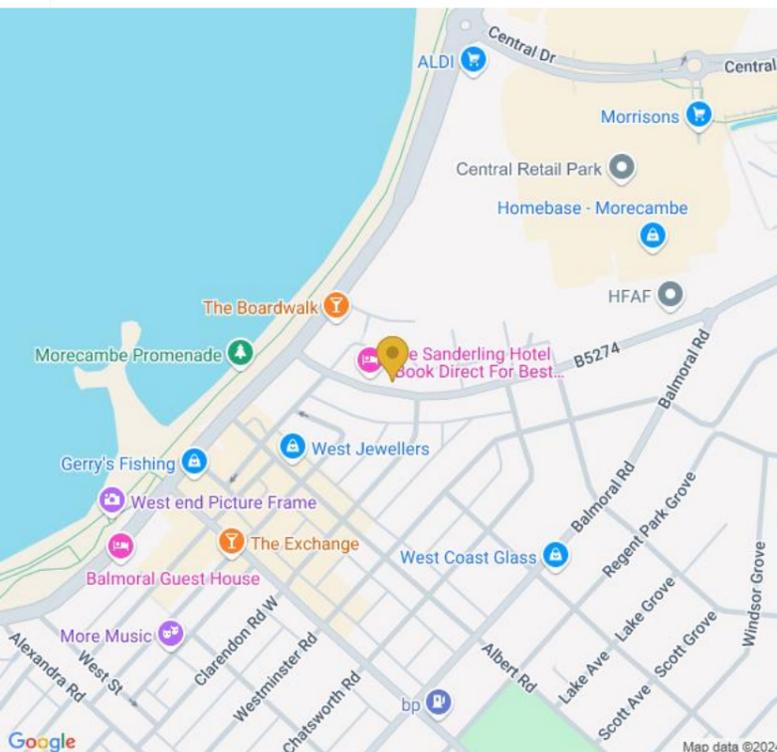


£124,995

West End Road,
Morecambe LA4



- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Three Bedroom Basement/Ground Floor Duplex Flat In Morecambe**
- **Open Plan Living, Lounge/Kitchen/Dining Room**
- **Three Good Size Bedrooms, Bathroom And Shower Room**
- **Great First Time Purchase Or Buy To Let Investment**



Morecambe
3-7 Victoria Street
Morecambe LA4 4AE

Tel: 01524 832929

Email: 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

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.



Fantastic opportunity to purchase this spacious three bedroom duplex apartment with accommodation on the ground floor and basement levels. The property is well presented and situated in a popular residential location in Morecambe.

On internal inspection the property briefly comprises on the ground floor spacious open plan lounge with bay window and fitted kitchen, hallway with bedroom and bathroom off. Stairs lead to the basement with a further two bedrooms, with one having an en-suite shower room.

Viewings are highly recommended to appreciate this superb property on offer.

Tenure: Leasehold
 Leasehold information: Terms: 999 years from 30th November 2010
 Current Ground Rent: Nil
 Current Maintenance/Service Charges: £370 - £400 estimated split costs per annum
 Council Tax: Band A



