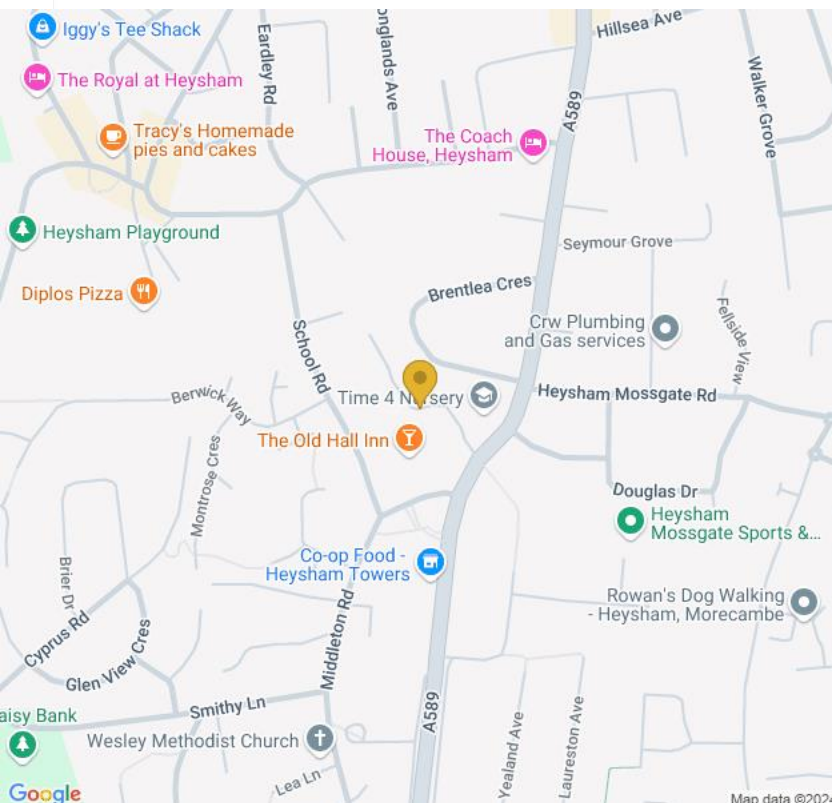


**£135,000**

Heysham Road, Heysham,  
Morecambe LA3



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

**Tel: 01524 832929**

**Email: morecambe@farrellheyworth.co.uk**  
**<https://www.farrellheyworth.co.uk/morecambe>**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Spacious Two Bedroom Ground Floor Flat - NOW WITH NO CHAIN**
- **Well Presented With Modern Kitchen, Bathroom & Separate En-suite**
- **Good Size Rear Garden & Detached Garage**
- **Great Home With Garden - Ideal Down Size**

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)





An opportunity to purchase this refurbished and well presented ground floor flat located on Heysham Road. The property forms part of a traditional house converted into flats and offers accommodation on the ground floor and an additional cellar room and rear garage.

The flat is offered for sale as a landlord investment with a successful ongoing tenancy producing £800 per calendar month.

The flat comprises, side entrance hall, spacious open plan living room with a modern fitted kitchen, two bedrooms with an en-suite shower room to the master bedroom and an attractive modern bathroom/wc.

The property benefits from modern appointments including a gas central heating system, double glazing and a modern fitted kitchen with some integrated appliances.

Externally this property has the benefit of the rear garden and off street parking.

Located on Heysham road the property enjoys convenient access to nearby amenities including the Co Op general store, Health Centre, Library and a range of other near by shops and public houses.

The property is within close proximity to the historic Heysham village centre where you can find a range of scenic coastal walks and a range of café's restaurants and The Royal public house.

From the location there are direct bus routes to Morecambe town centre and the near by city of Lancaster.

The Heysham and Morecambe area is currently under review for the potential construction of the Eden Project North which we believe will significantly enhance the areas popularity and boost the local economy. The area also now has access to the M6 motorway following the opening of the Bay Gateway link road. This provides further access to the Lake District, Kendal, Yorkshire Dales, Preston and central Lancashire.

Tenure: Freehold  
Council Tax: Band A





