

£160,000

Westminster Road,
Morecambe LA4



Ground Floor



First Floor



Second Floor

Farrell
Heyworth
Sales & Lettings

Morecambe
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Morecambe LA4 4AE

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- ****VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE****
- **Investment Purchase With Successful Ongoing Tenancy**
- **Six Bedroom Terraced Family Home - Two Reception Rooms**
- **Rear Yard With Large Out Store Building**
- **Convenient Location Close To Nearby Sea Front And Amenities**

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

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www.farrellheyworth.co.uk



We are pleased to offer for sale a six bedroom terraced house located in a great location of Morecambe close local amenities, transport links and schools. The Morecambe area is located within easy access of the M6 motorway following the opening of the Bay Gateway link road which provides enhanced access to the Lake District, Kendal, Preston and central Lancashire.

The property comprises of an entrance hallway leading to two good sized reception rooms, there is a fitted kitchen. There is also a downstairs cloaks/wc and rear kitchen.

The first floor comprises of two good size double bedrooms and a four piece family bathroom.

The second floor comprises of a further four spacious bedrooms and landing, there is also a separate wc to service this area.

Externally there is a yard to rear and a small front garden. There is an attached out store and utility room to the rear of the property. The property benefits from gas central heating and timber double glazing.

Located close to nearby amenities which include nearby schools, health centres and shops. The Morecambe area is currently under review for the potential construction of the Eden Project North which we believe will significantly enhance the popularity of the area and boost the local economy. The location of this property will benefit significantly from the installation.

Note: The property is offered for sale as a buy to let investment with a successful ongoing tenancy providing the would be purchaser with a good rental return. Full details of the tenancy can be obtained through the vendors agents.

Tenure: Freehold
Council Tax: Band B



