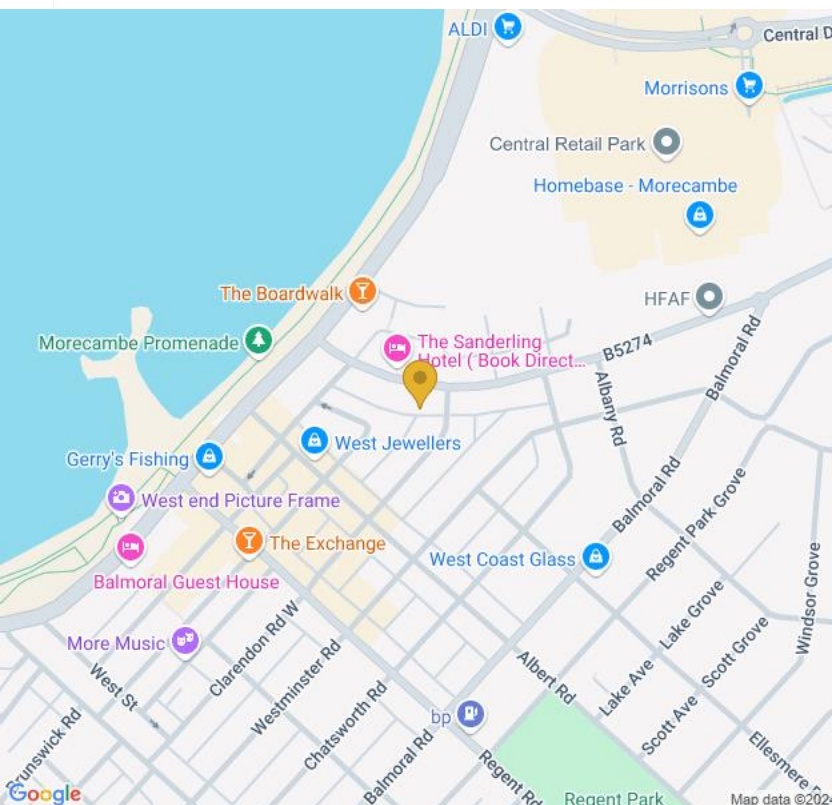


**£245,000**

West End Road,  
Morecambe LA4



**Farrell  
Heyworth**  
Sales & Lettings

**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



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Thirteen Bedroom Former Hotel Premises In Prime Coastal Position**
- **Building In Need Of Full Renovation, Fantastic Potential**
- **Spacious Reception Room, Three Bathrooms & Thirteen Bedrooms**
- **Great Commercial Opportunity And Ideal For Flat Conversion**

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.

**EPC A**

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We are pleased to offer generously proportioned mid terraced property located in a popular residential location of Morecambe.

The property was once a hotel, and offers thirteen bedrooms in total, requiring renovation but with tremendous potential. Set in an excellent location for Morecambe's promenade.

Ground Floor - Hallway, reception room and three bedrooms.

Basement - Kitchen, utility, three basement rooms and bathroom.

First Floor - Three bedrooms, shower room and separate wc.

Second Floor - Four bedrooms, shower room and separate wc.

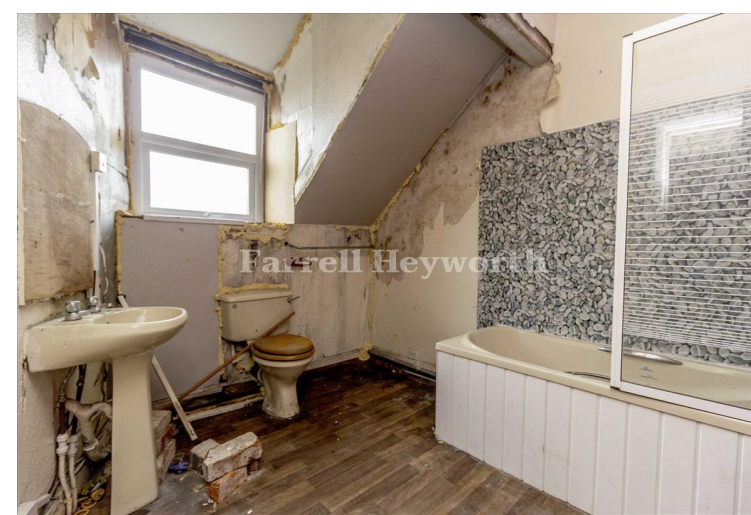
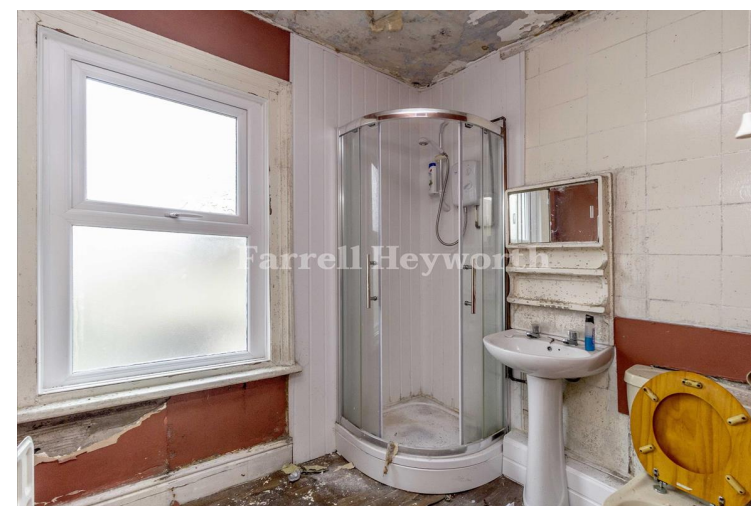
Third Floor - Three bedrooms and bathroom.

There is a good size yard and on street parking.

Viewings are highly recommended to fully appreciate the potential this property has to offer. A superb investment on the seafront... a spacious home, Bed & Breakfast, Airbnb, residential flats (Subject to the necessary plans/change of use being obtained).

Please Note: The staircase leading down to the basement has loose steps, anyone viewing the property should access the basement level externally and not use the staircase.

Tenure: Freehold  
Council Tax: Band A



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