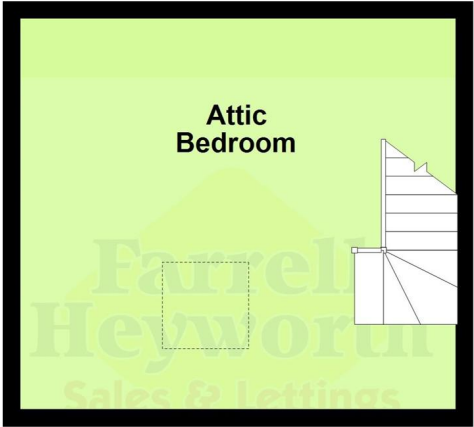
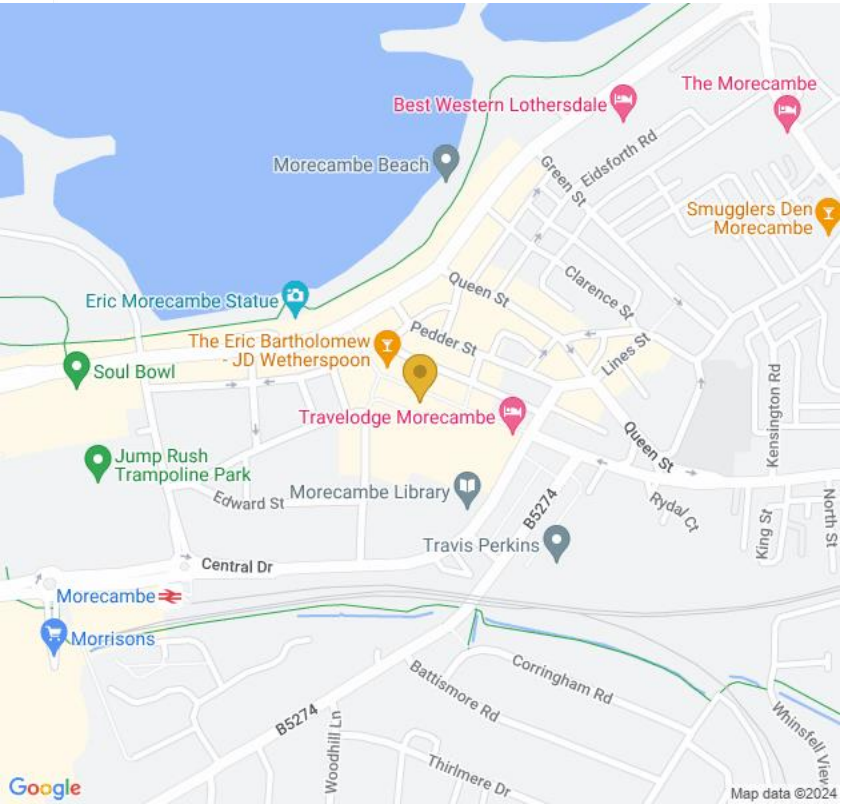


Second Floor



Attic



**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>**

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

**£96,950**

**Euston Road, Morecambe  
LA4**



- **\*\*VIRTUAL VIEWING AVAILABLE. CLICK ON THE VIDEO TOUR ABOVE\*\***
- **Two Bedroom Second Floor Maisonette**
- **Open Plan Kitchen Living Space**
- **Two Double Bedrooms, Spacious Bathroom, Electric Heating**
- **Ideal First Time Buy or Investment**

**EPC E**

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We are pleased to present a second floor two bedroom maisonette located in the centre of Morecambe, close to local amenities, transport links and schools.

The accommodation comprises of a communal entrance hallway before leading to the apartment.

There is an open plan kitchen lounge area with a breakfast bar, sink base unit and a freestanding oven.

The property has a double bedroom located off the main hallway and an additional double bedroom to the second floor. The bathroom comprises bath, wash hand basin and wc.

There is electric heating.

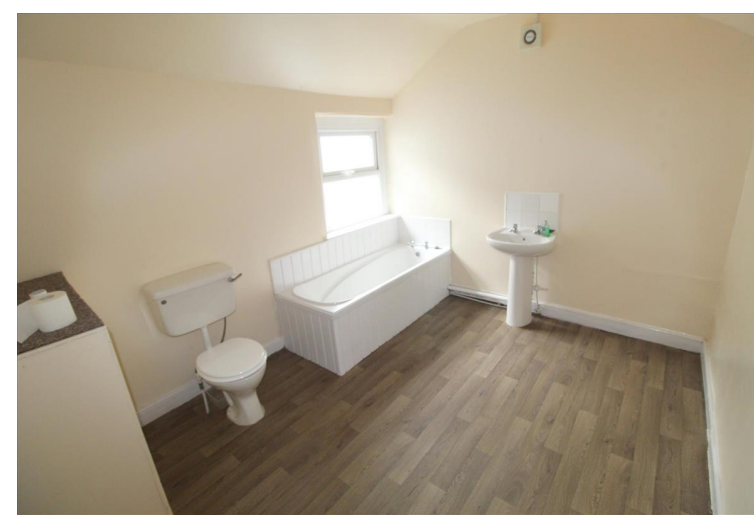
Please Note: It is our understanding that the loft conversion may have been undertaken and completed without obtaining planning consent/ building regulation approval and all prospective purchasers should rely upon their own enquiries and investigations as to the permitted and practicable use of this area.

Tenure: Leasehold

Leasehold information: Terms: New leasehold title to be set up on completion of sale

Current Service Charges/Ground Rent: £650 per annum. Each flat pays a third share of any maintenance costs.

Council Tax: Band A



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