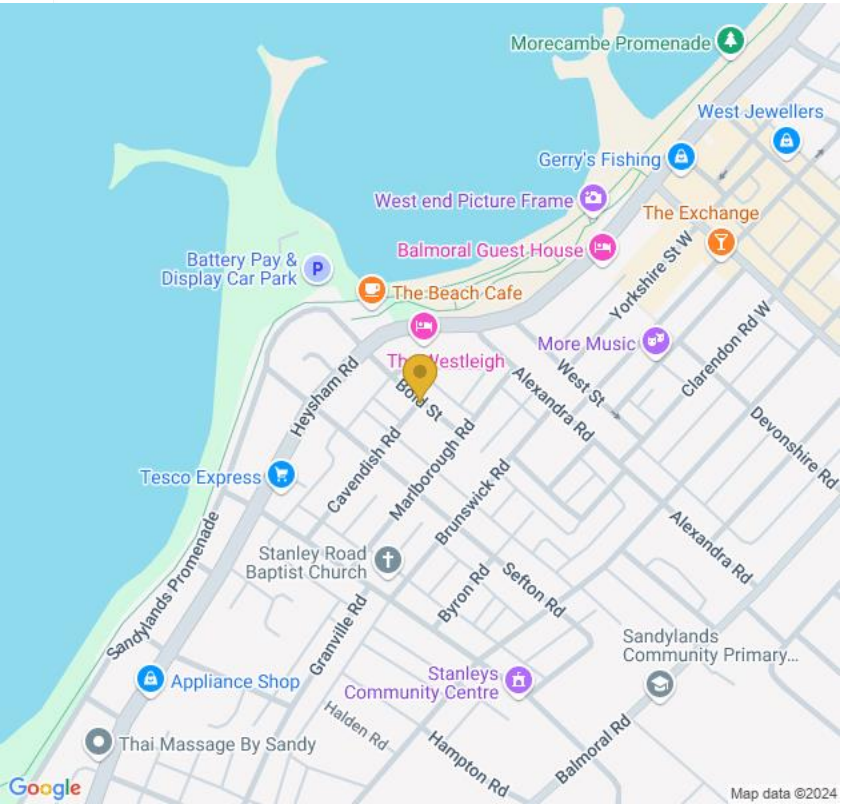




£135,000

Marlborough Road,  
Heysham, Morecambe LA3

**Farrell  
Heyworth**  
Sales & Lettings



**Farrell  
Heyworth**  
Sales & Lettings

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- **\*\*VIRTUAL VIEWING AVAILABLE\*\***
- **Four Bedroom Mid Terrace Property In Morecambe**
- **Lounge, Dining Room, Kitchen, Plus Rear Yard**
- **Four Good Size Bedrooms, Bathroom**
- **Great Location, Close to Local Amenities And Transport Links**

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 E**

[www.farrellheyworth.co.uk](http://www.farrellheyworth.co.uk)





An opportunity to purchase this versatile investment property. The property is a four bedroom terrace house situated just off the west promenade.

Internally you will find a lounge, dining room and kitchen with fitted wall and base units. To the first floor are two good sized bedrooms and a bathroom suite and to the second floor there are two further bedrooms. To the rear there is an enclosed yard with a wall surround and gated access.

The property is located close to Sandylands enjoy good access to nearby amenities on Regent Road and Heysham Road. The location is a short walk to Morecambe Promenade and nearby shops, schools, health services and amenities.

The location takes full advantage of the recently opened Bay Gateway link road which provides enhanced access to the Lake District, Kendal, Yorkshire Dales, Preston and central Lancashire.

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 house is offered as a buy to let investment sold with a tenant in situ full details of the tenancy and income can be obtained by the vendors agents.

Tenure: Freehold  
Council Tax: Band B

