





The accommodation

Well, where do we start?! Set over four floors the substantial and versatile home and former guest house offers huge potential to any number of prospective buyers. Accessible from the front elevation, the ground floor boasts a spacious lounge with views across Morecambe Bay, a fitted kitchen and a bedroom with ensuite facilities. The first floor has another Bay facing reception room, two bedrooms and a shower room whilst the top floor has two more bedrooms including one ensuite as well as a family bathroom. The handy basement offers storage potential and the internal accommodation is rounded off by the utility room and garden room which opens into the garage.

Lets look outside

The property has courtyard frontage and a concrete rear yard as well as the integral garage with up and over door.

The location

Located in the vibrant seaside town of Morecambe and with the breath-taking Morecambe Promenade on its doorstep, you are sure to enjoy walking the coastline and soaking up the spectacular scenery surrounding this remarkable property. It has been said by many that these views are comparable with anything else seen and when you see the sun setting it is hard to disagree. Situated in a highly accessible area with the M6 bay gateway a short drive away, bus stops within easy walking distance providing access in around the area and Morecambe and Heysham both walkable it should be accessible to most. For those with a family seeking excellent local schooling, this property is within the catchment area for both Lancaster boys and girls grammar schools.

The situation

The property is to be sold with no onward chain and full vacant possession.

Services

The property is serviced with gas with the central heating boiler being in the lower ground floor games room, mains electricity, mains water and drainage.

Tenure

The property is Freehold with title number LA590264.

Council Tax

Band D via Lancaster City Council

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Available online - contact our office for further information if required.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
		61	81

Your Award Winning Houseclub

