





The accommodation

Simple by design and well proportioned, the layout really does provide a perfect blank canvas. Works are required but this is a good chance to add value and create a lovely home for a wide range of buyers. The accommodation comprises a lounge, two bedrooms, a fitted kitchen and a bathroom.

Let's look outside.

The property has an allocated car parking space.

The situation

The property is offered for sale with no forward chain.

The location

This area of Morecambe/Heysham is now easily accessed via the Bay Gateway - Junction 34 of the M6 can be reached within ten minutes as can the iconic Morecambe Bay with its world leading sunsets and many beautiful walks. The location here is convenient for various amenities, including the picturesque Western coastline. The towns of Morecambe & Heysham, along with the city of Lancaster, provide a wealth of practical everyday amenities with a variety of excellent schooling and shops all within easy reach.

Services

The property has a gas supply but there is a condemned heater. There is electricity, mains water and drainage.

Tenure

The property is leasehold with a 999 year balance from 1979. The ground rent documented on the lease is £12 per annum and we understand there is a service charge payment of £40 per month. This is to be confirmed as no official documentation has been seen at this stage to confirm.

Council Tax

Band A via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Contact our office for any specific requests.







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		EU Directive 2002/91/EC

Your Award Winning Houseclub

