



**35 Harewood Avenue**  
Morecambe | LA3 1JH

**MATTHEWS  
BENJAMIN**

# 35 HAREWOOD AVENUE

## HEYSHAM

Nestled in Morecambe, this traditional semi-detached house offers an excellent opportunity for those seeking a renovation project. With a full programme of modernisation required, this property presents a blank canvas for transformation into a comfortable family home or a lucrative investment venture.

### ACCOMMODATION:

Upon entering, you are greeted by an entrance hall leading to two spacious reception rooms, offering versatile living spaces for relaxation and entertainment. The property further boasts a kitchen, three well-proportioned first-floor bedrooms, and a convenient three-piece bathroom.

### OUTDOOR SPACE:

The property benefits from a generous rear garden, providing ample space for outdoor activities and potential landscaping projects. Additionally, a small garden at the front enhances the property's curb appeal.

### PARKING:

Parking is available on street to the front elevation.

### INVESTMENT POTENTIAL:

Ideal for those looking to invest in property renovation projects, this house offers the opportunity to add significant value through modernization and refurbishment efforts.

### FEATURES:

Some UPVC double glazing and UPVC gutters and soffits are already in place, contributing to the property's potential and providing a solid foundation for improvement.



### LOCATION:

Residents benefit from close proximity to both primary and secondary schools, as well as convenient access to local shops for everyday essentials. A regular bus service operates on nearby Balmoral Road, facilitating easy travel around the area. Moreover, King Georges Playing Fields and Morecambe Promenade are just a short walk away.

The Morecambe Eden Project is a transformative initiative set to revitalize the coastal town of Morecambe. Inspired by the renowned Eden Project in Cornwall, this ambitious venture aims to create a world-class attraction that combines environmental education, sustainable practices, and immersive experiences. It promises to rejuvenate the local economy, foster community engagement, and promote ecological awareness, while providing visitors with a unique and memorable destination to explore.

### DIRECTIONS:

Harewood Avenue is accessible via Balmoral Road or Lordsome Road, providing straightforward access for residents and visitors alike. The property's central location ensures convenient connectivity to amenities and attractions within Morecambe and beyond.

Don't miss out on this fantastic opportunity to revitalise and personalise this traditional semi-detached house in the heart of Morecambe.

### TENURE:

Freehold

### LOCAL AUTHORITY CHARGES:

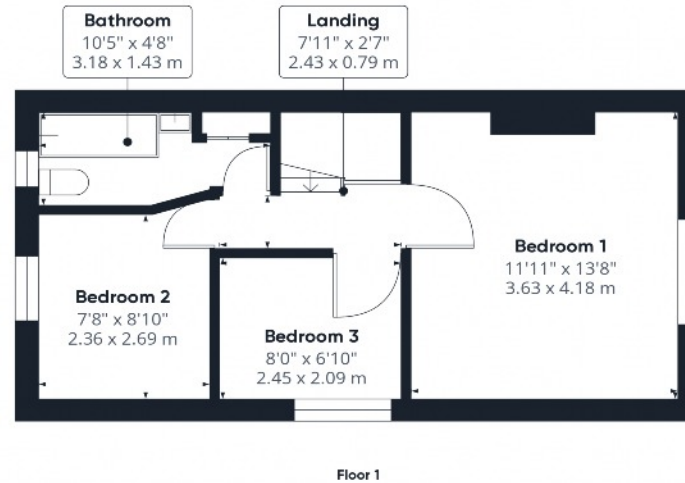
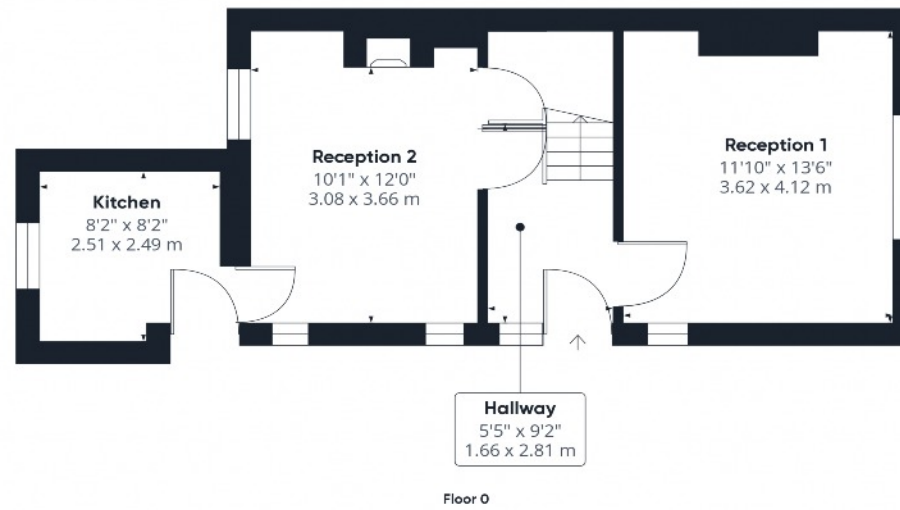
Lancaster City Council – Council Tax band B

### GUIDE PRICE:

£130,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G	4 G	



Approximate total area<sup>(1)</sup>  
779.98 ft<sup>2</sup>  
72.46 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

19 Castle Hill, Lancaster, LA1 1YN  
t 01524 384960  
e sales@matthewsbenjamin.co.uk

