



5 Myra Avenue, Morecambe, LA4 5SG

Offers in excess of £135,000

**** OFFERED WITH NO ONWARD CHAIN ****

Goodmove are pleased to offer this spacious semi detached home which is centrally located in Morecambe on the west coast of Lancashire. The town attracts many visitors each year and hosts plenty of local amenities including supermarkets, shops, bars, restaurants along with schools and churches. The pretty promenade at this seaside resort is great for sunny days and walks. We strongly recommend an early inspection.

This home will require modernisation but for those who have an eye for design and upgrades this property is one not to be missed.

The accommodation which is in a cul de sac position briefly consists: Gated entrance with drive to door, Entrance hall, living room with double doors into the breakfast kitchen. Stairs then lead to the first floor landing with three bedrooms and the house shower room.

The garden will require landscaping but perfect for those with green fingers with a lawned garden with shrubs at the front and back.

The driveway to the side provides off road parking.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Energy Efficiency Rating		
	Current	Potential
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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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