





## 13 Albert Road, Morecambe, Lancashire, LA4 4HD

### \*SHOP PLUS TWO FLATS\*

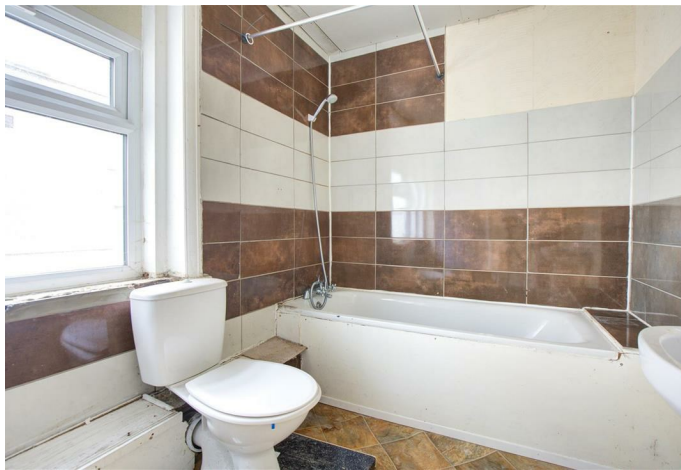
A fantastic development opportunity in the centre of Morecambe, a two minute walk from the promenade. With a range of shops and amenities right on your doorstep, plus transport links to Heysham, Lancaster and the motorway, the convenient location makes this the perfect rental opportunity.

The offering is a shop unit which requires full renovation and two well-proportioned self-contained apartments. A communal entrance to the back of the building leads up to the first floor landing, with a shared WC and storage space.

The shop unit with back room, cellar and WC is on the ground floor. The entrance to the first floor flat leads into the spacious kitchen/living/dining room at the front of the property with a stained glass bay window and secondary window providing plenty of natural light for the large entertaining space with period fireplace. A double bedroom sits off the main living room, with a tiled three piece bathroom to the rear. In need of modernisation but with plenty of potential to create a well-proportioned and comfortable one bedroom apartment.

On the second floor, a two bedroom apartment boasts a god sized kitchen to the rear with dual aspect windows making it bright and practical. A compact shower room sits beside, in need of renovation. The living room sits at the front of the property with a sash window looking out to the street and period fireplace forming the focal point of the room, with plenty of space for seating and storage. Two bedrooms, one double and one small double, boasts laminate flooring and windows to the front and rear respectively.

The ideal investment opportunity, the area is undergoing a lot of development with the much awaited arrival of the Eden project North.



### Shop

**28'5" x 16'6" (8.68 x 5.04)**

A large open shop space sits at the front of the property with a glass-fronted window display area and double doors leading in from the street outside. An internal window and doorway leads through to the back room, with a hatch in the floor leading to the staircase to the cellar space. A large versatile room that can be dressed and configured to meet your business needs.

### Back Room

**15'5" x 10'1" (4.7 x 3.08)**

A back room provides the perfect space for storage and organisation, with a plumbed sink and drainer by the rear access door to the external courtyard. In need of flooring, a small WC sits at the back of the room perfect for staff use.

### WC

**5'8" x 5'6" (1.74 x 1.68)**

A WC sits off the back room, with original tiled flooring and a boarded safety glass window out to the rear yard. Featuring a low flush toilet, the room is in need of renovation with new flooring and walls.

### Cellar

**42'11" x 16'6" (13.1 x 5.04)**

A large cellar sits beneath the shop space, with three separate rooms. The main room directly below the stairs has been cleared and features an old furnace between the brick supports. The final two rooms need clearing and electric lighting adding, and would make great spaces for storage.

### Flats

#### Entrance

Accessed from the rear courtyard, the external door leads to a small vestibule, great for storing bikes. Stairs lead up to the main hallway, with a boarded window to the side.

### WC

**3'9" x 3'2" (1.15 x 0.97)**

A communal WC sits at the top of the stairs, featuring a low flush toilet, pedestal sink and laminate flooring, with an internal window over the staircase.

### Hallway

**20'7" x 5'10" (6.28 x 1.78)**

A long hallway with laminate flooring leads to the entrance to the two flats. With built in cupboards and space for units, it's a useful space for extra storage, with lighting and smoke detectors on the ceiling.

### Flat 13A

#### Living Room / Kitchen

**17'8" x 12'1" (5.40 x 3.70)**

An expansive multi-functional kitchen, living and dining room sits at the front of the property with a large stained glass bay window and a secondary window beside the kitchen space, filling the room with natural light. A sealed period fireplace forms the focal point of the living area, with plenty of space for multiple seating options on the laminate floor, and a built in cupboard in the alcove beside. A double panel radiator and central ceiling light complete the spacious entertaining and relaxation space.

### Bedroom

**11'4" x 11'4" (3.46 x 3.46)**

A double bedroom sits off the main living space, with a carpeted floor and double panel radiator against the wall. A window on the rear aspect looks out over the shared courtyard. A built in storage cupboard sits in the alcove beside the chimney breast and houses the boiler, with the other alcove free for additional storage solutions.

### Bathroom

**9'3" x 6'3" (2.82 x 1.92)**

The bathroom sits to the rear of the apartment, accessed by a doorway from the bedroom. In need of updating, the room features tiled walls and vinyl flooring, with a double glazed window on the side aspect providing natural light. The suite includes a low flush toilet, pedestal sink and bathtub with overhead shower. A single panel radiator sits against the wall with a central ceiling light on the plasterboard ceiling.

### Flat 13B

#### Landing

**12'1" x 5'10" (3.7 x 1.78)**

A split level landing connects the living and sleeping spaces for the apartment, with a high ceiling featuring alarms and hatches to the roof space.

### Living Room

**12'2" x 8'0" (3.73 x 2.45)**

A living room sits at the front of the property, with a period fireplace forming the focal point of the room and space for seating and display units on the laminate floor. A sash window provides natural light from the front aspect, with a high level window above in the roof to the side. A small storage cupboard sits in the wall beside the fireplace, with a useful alcove on the other side.

### Kitchen

**10'9" x 10'5" (3.30 x 3.18)**

A well-proportioned kitchen sits to the rear of the property, with dual aspect double glazed windows illuminating the space, with a central ceiling light for in the evenings. Fitted warm wood units on two sides sit below the laminate work surface with a Victorian tile patterned backsplash. A sink and drainer sits in the worktop beside the smaller window. The walls have been stripped back to floorboards and skirting needs finishing but it has a lot of potential.

### Shower Room

**7'3" x 5'5" (2.22 x 1.66)**

A shower room sits off the landing, with a three piece suite including a low flush toilet, pedestal sink and single shower enclosure. A central ceiling light sits on the plasterboard ceiling, with a tiled shower enclosure and unfinished floors. An extractor fan above the toilet provides ventilation to combat damp from steam.

### Bedroom 1

**11'11" x 11'5" (3.64 x 3.49)**

A good sized double bedroom, with a sash window looking out over the rear courtyard. There is ample space for a double bed and storage solutions on the laminate floor, with additional storage in the form of a built in cupboard. A tiled fireplace sits at the centre of the wall, and has been boarded over to increase comfort in the sleeping space. A fixed shelf on the wall provides display space, with a wallpapered wall opposite.

### Bedroom 2

**12'2" x 8'5" (3.72 x 2.58)**

A small double bedroom sits at the front of the apartment, with textured wallpaper walls and laminate flooring. A sash window on the front aspect and a small high level window on the roof join provide lots of natural light with a central ceiling light for the evening. A versatile room, whether as a small double bedroom, or home office/hobby room, two floor level plug sockets give you flexibility in the configuration.

### Exterior

A secure courtyard sits at the rear of the property, with solid walls and a rear access gate from the alley behind. Shared with the shop below, this is a useful space for outdoor storage and entertaining in the warmer weather.

### Additional Information

Council tax band A.













Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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