



11, Green Street, Morecambe

The property at a glance

2  1  1 

- Charming Mid Terrace Property
- Two Double Bedrooms
- Character Features giving a Cottage Feel
- Generous Lounge, Kitchen Diner & Utility/Sun Room
- Majority Double Glazing & Gas Central Heating
- Courtyard Style Rear Yard with Outbuilding
- Great First Time Home or Buy to Let
- Fantastic for a Holiday Home/Let
- Sought After Location close to Sea Front
- Situated close to Local Amenities



Get in touch today

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£110,000

Get to know the property

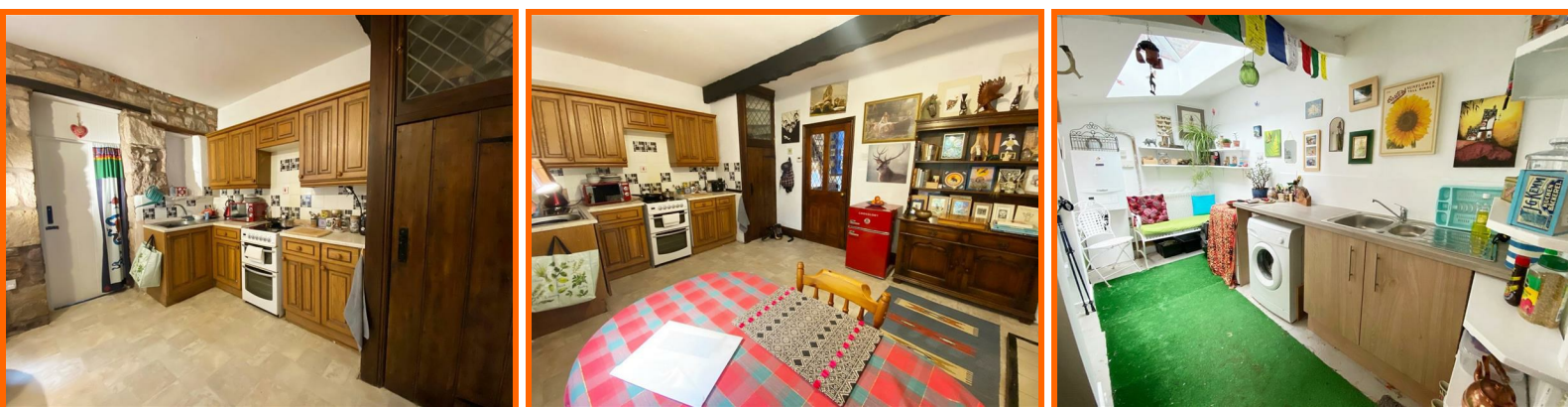


Charming, two bedroom mid terrace property situated in a sought after location, just a minute's walk from the promenade and sea front!

This fantastic property boasts character features throughout and has an attractive cottage feel, further boasting a sun room/utility and a quaint courtyard style rear yard. The property would make a great first time buy, buy to let, holiday home/let or AirBnB.

The well proportioned lounge features an exposed stone wall and ceiling beams and a feature fireplace. From the lounge there is access into the kitchen diner at the rear; a good size room with a built in pantry/storage cupboard and fitted kitchen offering a range of wall and base units with space for a cooker and a freestanding fridge freezer. The kitchen diner also features an exposed stone wall, ceiling beam and a Victorian style wrought iron and tiled fire surround.

Positioned just off the kitchen is a useful utility/sun/garden room; the utility area offers a range of base units with plumbing for washing machine and there are windows to the side elevation and a modern lantern style roof window, making this a great space for a sun/garden room as well.





Rooms to the first floor include two generous double bedrooms and a sleek, contemporary bathroom suite comprising bath with wall mounted shower, low flush WC and wash hand basin set in a vanity unit, with fully tiled walls to complement. Further benefits to the property include majority double glazing and gas central heating.

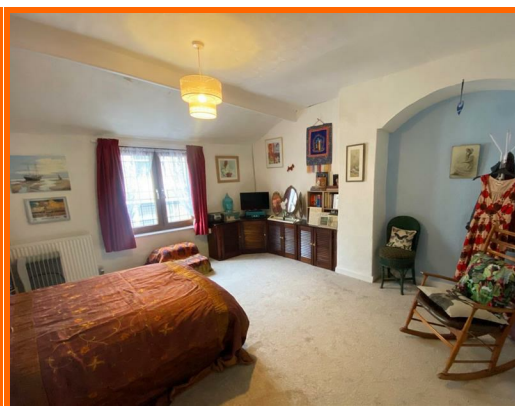
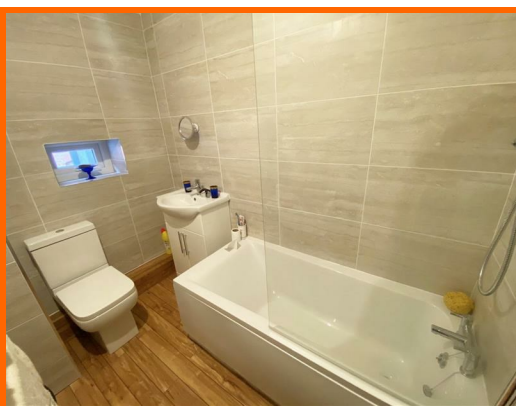
Externally, the enclosed rear yard offers a useful storage outbuilding and has gated access to the rear service lane.

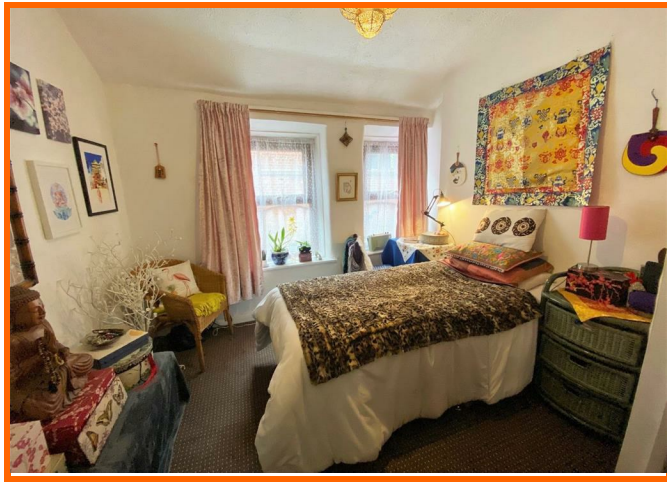
Situated within a short walk of the sea front and close to Morecambe Town Centre and all local amenities including shops, schools, train station and bus routes to surrounding areas including Heysham village and Lancaster City Centre. The area has benefited from the opening of 'The Bay Gateway', which has improved links from the Morecambe and Heysham areas to the M6 motorway.

Morecambe Promenade has undergone considerable redevelopment over the past few years, now hosting various events such as the nationally acclaimed Vintage Festival, Kite Festival and Morecambe Carnival throughout the year. There is also the new proposal for The Eden Project North, which would also be a major attraction for the seaside town.

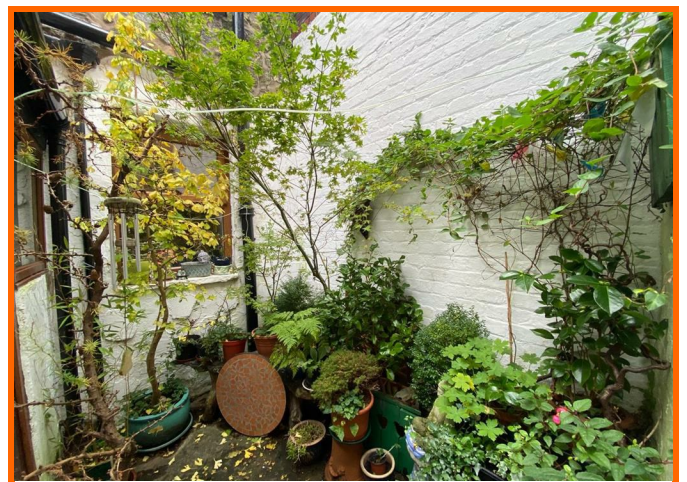
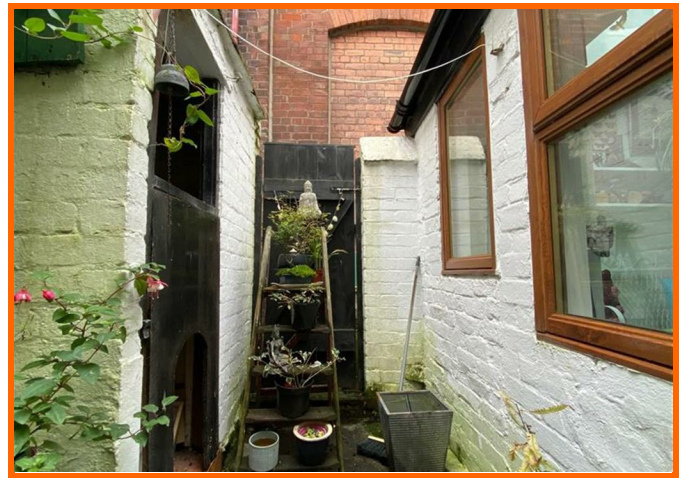
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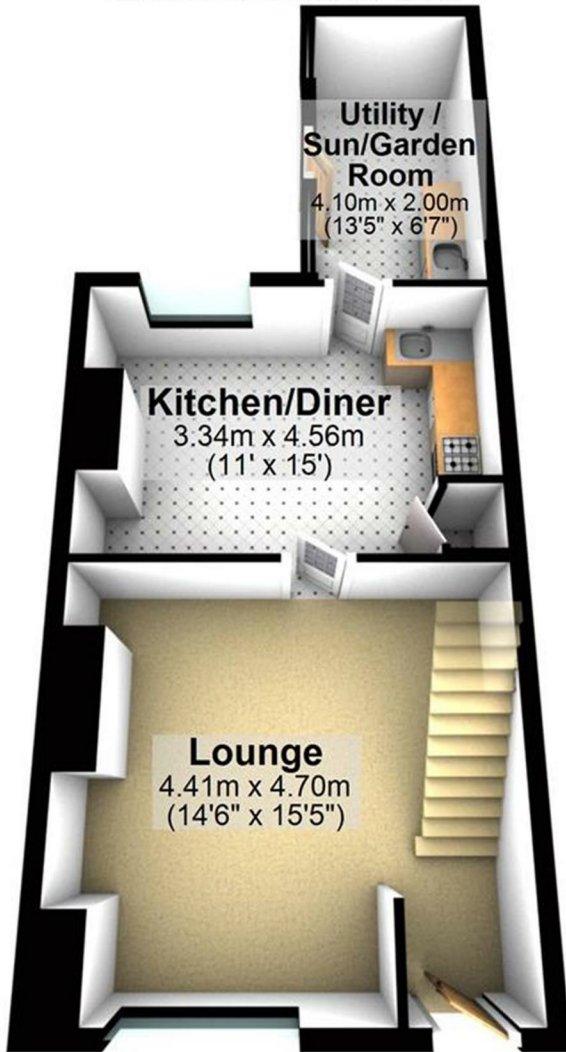


**11 Green Street,
Morecambe, Lancashire,
LA4 5HL**



Ground Floor

Approx. 44.6 sq. metres (480.6 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 80.6 sq. metres (867.8 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

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Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive	England & Wales		EU Directive
