



16, Hanover  
Street, Morecambe, LA4 5LY

16, Hanover Street, , Morecambe

## The property at a glance **3** **1** **1**

- Terraced Property
- Three Bedrooms
- Three Piece Bathroom
- Fitted Kitchen
- Cellar
- Enclosed Rear Yard
- On Street Parking
- Freehold
- Council Tax Band: A
- EPC Rating: TBC

**R&B**  
ESTATE AGENTS

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**£145,000**

# Get to know the property



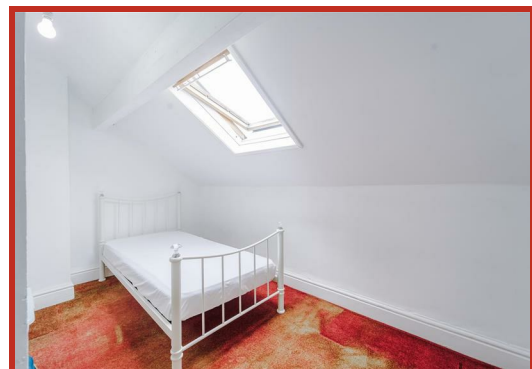
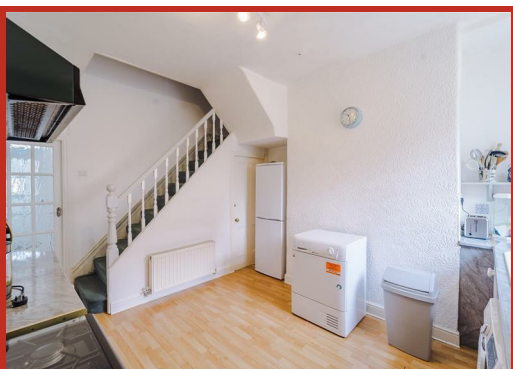
**\*\*POPULAR CENTRAL LOCATION\*\*PERFECT FOR FIRST TIME BUYER\*\*INVESTMENT OPPORTUNITY\*\***

Welcome to Hanover Street, Morecambe - a charming location for this delightful end terrace house. This property boasts a cosy reception room, three bedrooms, and a bathroom, as well as useful cellar space, making it a fantastic family home with ample space for everyone. Situated in a central location, this house is just a leisurely stroll away from the beach, offering you the perfect blend of coastal living and convenience. The property is oozing with potential, allowing you to put your own stamp on it and create the home of your dreams. With three cosy bedrooms, there's plenty of room for the whole family to relax and unwind. Whether you're looking to enjoy a day at the beach, explore the local amenities, or simply relax in your new home, this property offers the ideal setting for a comfortable and convenient lifestyle!

The property comprises briefly; entrance via the vestibule into a welcoming reception room that leads through to the spacious kitchen. The kitchen has a door to the cellar, utility and staircase to the first floor. The cellar is to the front of the house. The first floor landing houses doors on to the main bedroom and three piece bathroom, as well as staircase to the second floor. The second floor landing houses doors on to two further bedrooms. Externally to the rear of the property is an enclosed yard.

This lovely home is within close proximity of a range of amenities such as Primary and Secondary schools, shops and a doctors surgery. Close to the Bay Gateway this home is perfect for commuters.

View early to avoid disappointment!





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Morecambe, LA4 5LY



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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		82	53
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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