



11, Westminster  
Road, Morecambe, LA4 4JA

11, Westminster Road, , Morecambe

## The property at a glance

- Mid Terraced property
- Split into Three One bedroom flats
- Great investment opportunity
- Gas central heating
- Double glazing
- Cellar rooms with flat 1
- Council tax band B
- Freehold
- EPC rating E

**R&B**  
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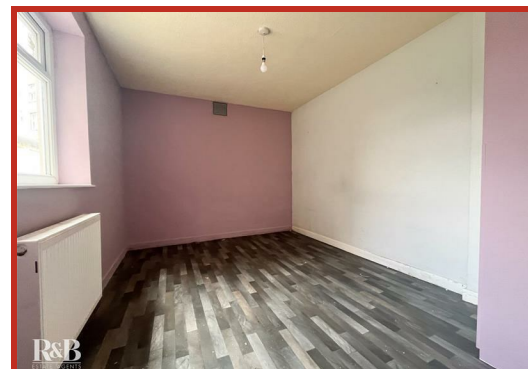
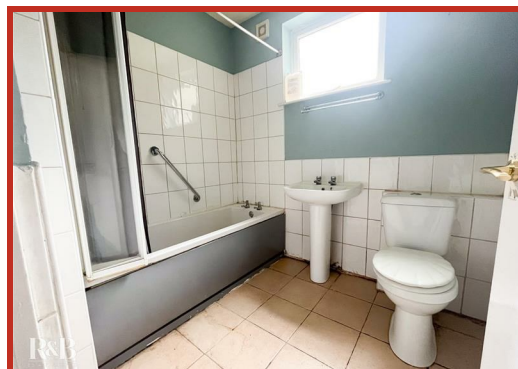
**£165,000**

# Get to know the property



CALLING ALL INVESTORS - Welcoming to the the market 11 Westminster Road, this property would be the ideal buy to let property, currently split into three one bedroom flats. This terrace property offers spacious and bright rooms throughout, conveniently located within close proximity to local amenities and public transport links.

Internally you will find three separate flats split across three floors. Each flat briefly comprises: lounge, one bedroom, a kitchen and bathroom. The ground floor flat has access to two cellar rooms and an enclosed yard with wall surround and gated access.



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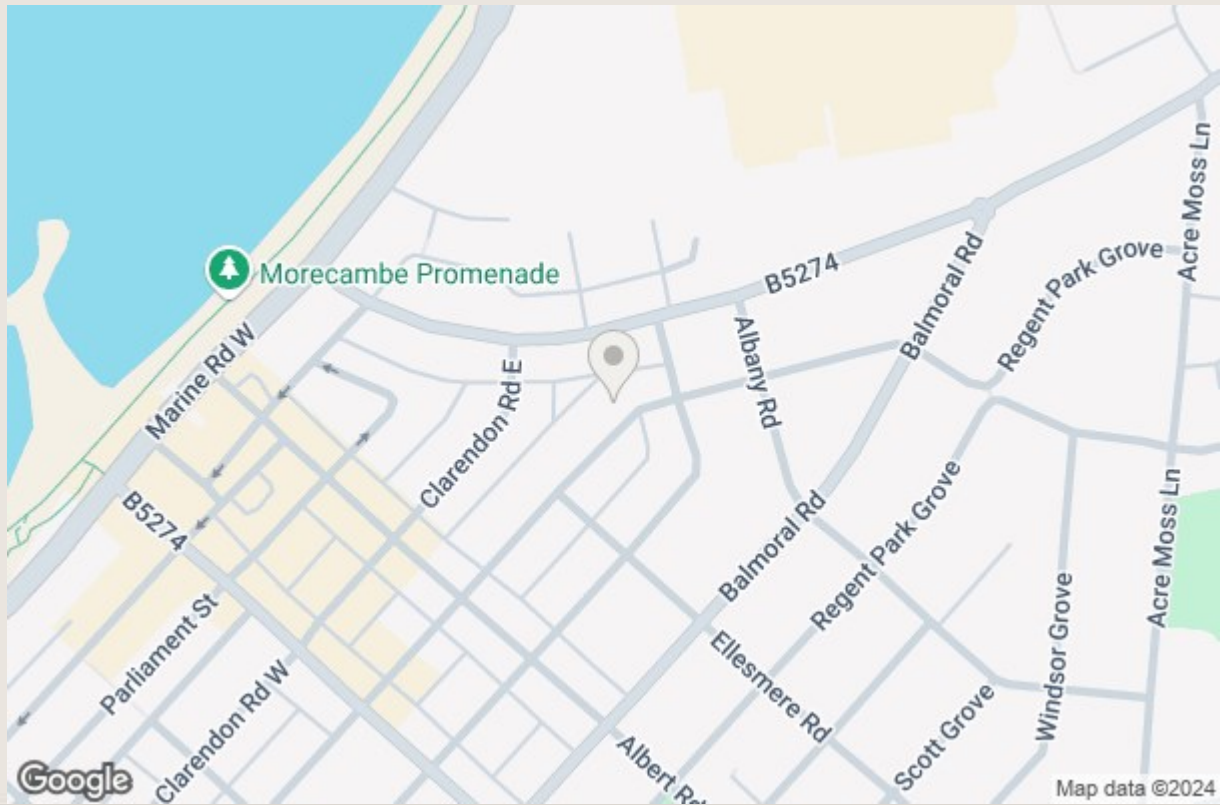
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# Take a nosey round



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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			
England & Wales		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>			
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