



32 Clark Street, Morecambe, LA4  
5HT

32, Clark Street, Morecambe

## The property at a glance **5** **1** **2**

- Terraced Property
- Investment Opportunity
- Five Bedrooms
- Spacious Reception Room
- Large Rear Yard
- On Street Residents Parking
- Freehold
- Council Tax Band: B
- EPC Rating: E

**R&B**  
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**£120,000**

# Get to know the property



Welcome to Clark Street, Morecambe - a charming location for this spacious five-bedroom mid-terrace house! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With its generous five bedrooms, there's plenty of space for everyone to have their own sanctuary.

Although this property is in need of modernisation, it presents a fantastic opportunity for you to unleash your creativity and design the home of your dreams. The central location ensures easy access to all amenities, making daily life a breeze.

Don't miss out on the chance to transform this mid-terrace house into a stunning and comfortable home. Embrace the potential this property holds and envision the possibilities that await you at Clark Street, Morecambe.

## Ground Floor

### Hall

0.64m x 6.12m (2'1 x 20'1)

Hardwood entrance door, central heating radiator, laminate floor, stairs to first floor and door to reception room.

### Reception Room

6.12m x 3.07m (20'1 x 10'1)

Two UPVC double glazed windows, central heating radiator, exposed beams, laminate floor and door to kitchen.

### Kitchen

3.05m x 2.44m (10' x 8')

UPVC double glazed window, stainless steel sink, boiler and hardwood door to rear.

## First Floor

### Landing

2.77m x 1.55m (9'1 x 5'1)

Stairs to second floor and doors to two bedrooms and bathroom.

### Bedroom One

3.71m x 3.35m (12'2 x 11')

UPVC double glazed window and central heating radiator.

### Bedroom Two

3.35m x 2.16m (11' x 7'1)

UPVC double glazed window and central heating radiator.

### Bathroom

2.77m x 2.16m (9'1 x 7'1)

UPVC double glazed window, central heating radiator, low level WC, pedestal wash basin, panel bath with shower over,

## Second Floor

### Landing

Doors to three bedrooms.

### Bedroom Three

6.12m x 3.33m (20'1 x 10'11)

UPVC double glazed window and central heating radiator.

### Bedroom Four

2.77m x 2.44m (9'1 x 8')

UPVC double glazed window and central heating radiator.

### Bedroom Five

3.07m x 2.16m (10'1 x 7'1)

UPVC double glazed window, central heating radiator and storage cupboard.

## External

### Front

On street residents parking.

### Rear

Large yard with space for two cars.

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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>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
74	43
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>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	