



30 Arnside Crescent,  
Morecambe, LA4 5PW

30 Arnside Crescent, , Morecambe

## *The property at a glance*

6  2  2 

- Mid Terraced Property
- Situated Only Minutes From The Stunning Seafront
- Conveniently Located For Schools & Amenities
- Six Double Bedrooms, Two Bathrooms
- Fitted Kitchen/ Diner
- Spacious Bathroom
- Two Reception Rooms
- Enclosed Rear Yard



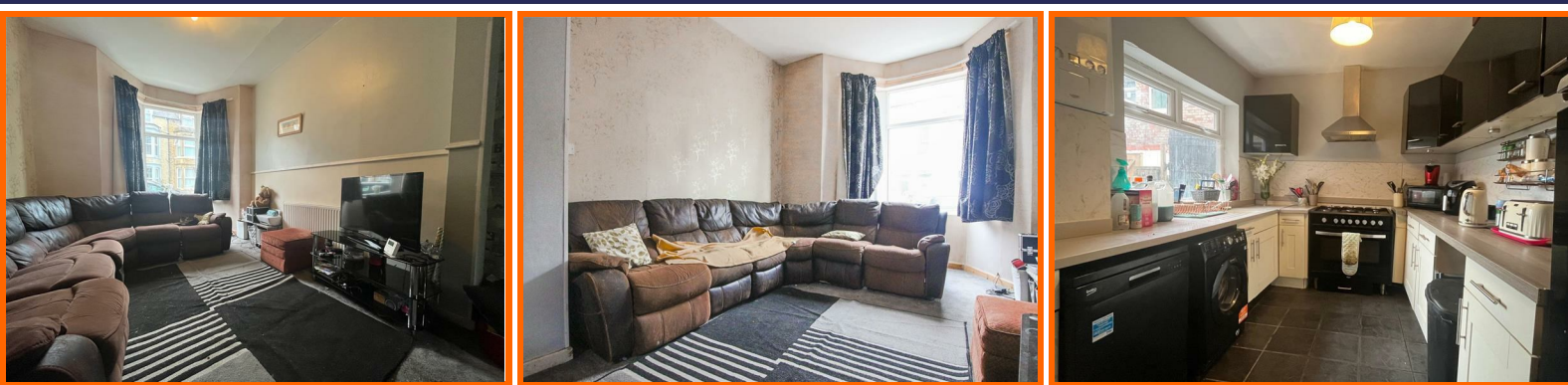
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01524 401402  
info@gfproperty.co.uk  
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# £160,000



# Get to know the property



FANTASTIC INVESTMENT/ FIRST TIME BUY OPPORTUNITY! Whilst requiring works of renovation, this property offers generously proportioned accommodation set over three floors - with six bedrooms.

The property is located only minutes away from the stunning seafront, schools and amenities with regular transport links to Lancaster City Centre, University and the Lake District.

Access to the property is from the front elevation into the hallway which leads to two spacious reception rooms, The kitchen is positioned to the rear of the property and comprises; a range of wall and base units incorporating; space for double oven, dishwasher and fridge freezer with work effect worktops to complement and door leading to the rear yard.

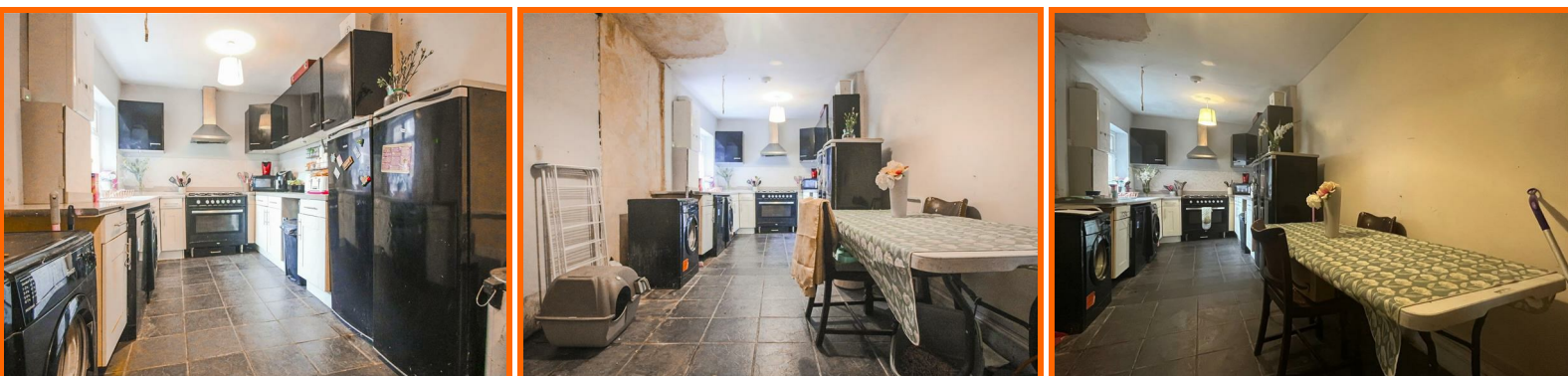
Rooms to the first floor include; Three double bedrooms, bathroom comprising; fitted bath and low flush WC plus a separate WC. Rooms to the second floor include a further three double bedrooms, spacious landing with storage units and a two piece bathroom with WC and shower above bath.

Further benefits include; gas central heating, wall insulation and double glazing. The property was fully rewired in 2020 along with a new boiler the same year.

Externally, there is a small garden to the front and an enclosed yard to the rear.

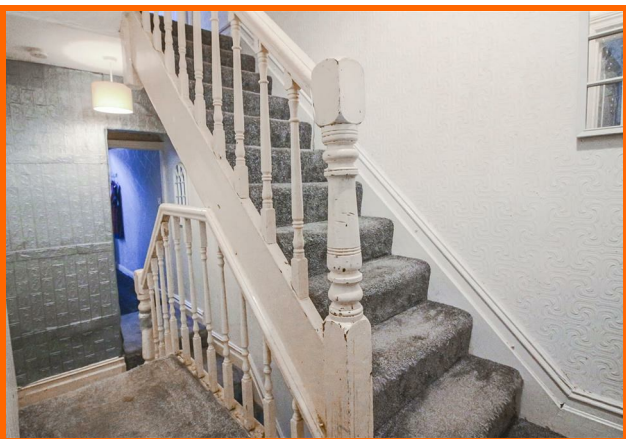
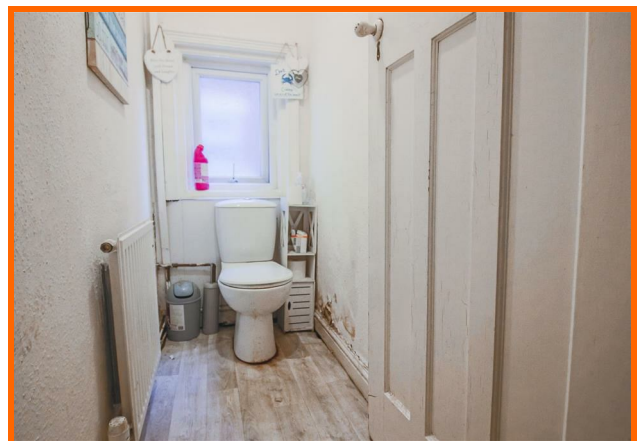
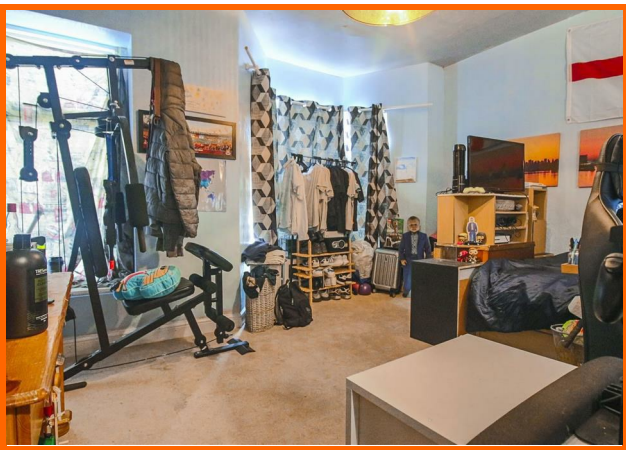
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
67	81		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-28) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	