



Flat 5, 17 Marine Road  
West, Morecambe, LA3

1RTT

17, Marine Road West, Morecambe

## *The property at a glance*



- Third Floor Apartment
- Two Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Three Piece Bathroom
- Envious Views
- Leasehold
- Council Tax Band A
- EPC Rating: C

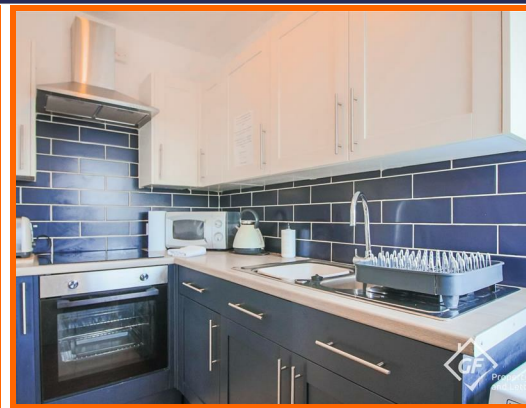


Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £120,000

# Get to know the property

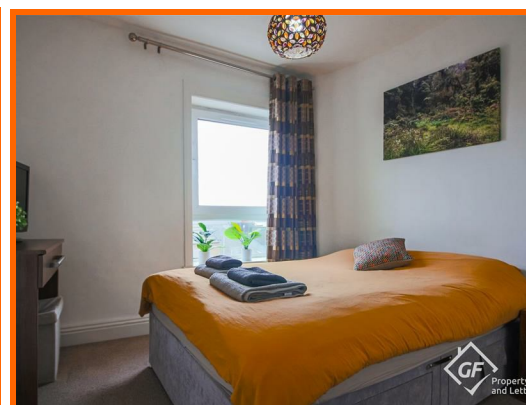


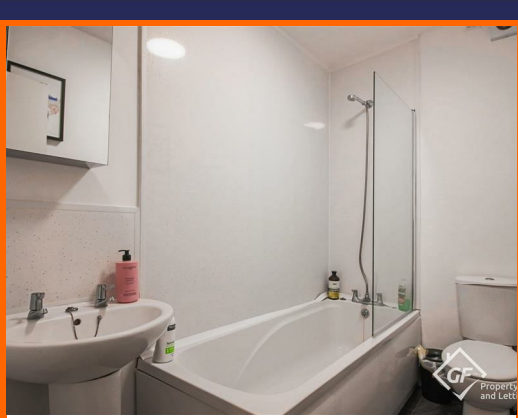
## CHARMING TWO BED APARTMENT WITH AN EXPANSIVE LIVING AREA AND SEA VIEWS

Introducing a charming two-bedroom apartment boasting an expansive living area and breathtaking sea views. This inviting residence offers a perfect blend of comfort and coastal charm, providing a serene and spacious retreat for its occupants. Ideal for those seeking a coastal lifestyle or weekend getaways.

The property apartment comprises briefly, to the third floor: entrance through to a hall with doors leading to two bedrooms, a bathroom and reception area. The reception opens up to the kitchen both with sea views.

For further information, or to arrange a viewing, please contact our GF Morecambe team at your earliest convenience.





## Third Floor

### Hallway

2.01m x 1.70m (6'7 x 5'7)

Hardwood entrance door and doors to reception room, bathroom and two bedrooms.

### Bathroom

2.39m x 1.50m (7'10 x 4'11)

Central heating radiator, dual flush WC, pedestal wash basin, panelled bath, part PVC panelled elevations, extractor fan and laminate flooring.

### Reception Room

5.08m x 4.34m (16'8 x 14'3)

UPVC double glazed window, two central heating radiators, smoke alarm and open to the kitchen.

### Kitchen

2.82m x 1.52m (9'3 x 5')

UPVC double glazed window, range of wall and base units with laminate surfaces and tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, Lamona oven with four ring hob, extractor hood, plumbing for washing machine, space for fridge freezer, boiler, extractor fan, smoke alarm, carbon monoxide alarm, fire extinguisher, fire blanket and laminate flooring.

### Bedroom One

3.15m x 2.90m (10'4 x 9'6)

UPVC double glazed window, central heating radiator and smoke alarm.

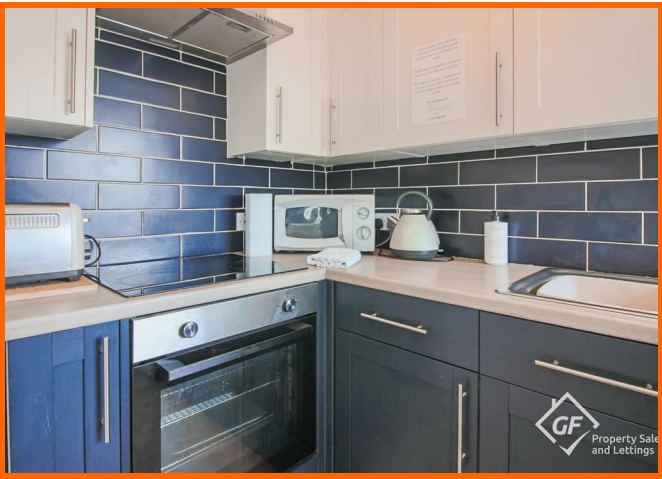
### Bedroom Two

2.29m x 2.08m (7'6 x 6'10)

UPVC double glazed window, central heating radiator, fitted storage and smoke alarm.



# Flat 5, 17 Marine Road West, Morecambe, LA3 1BU



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1BU**



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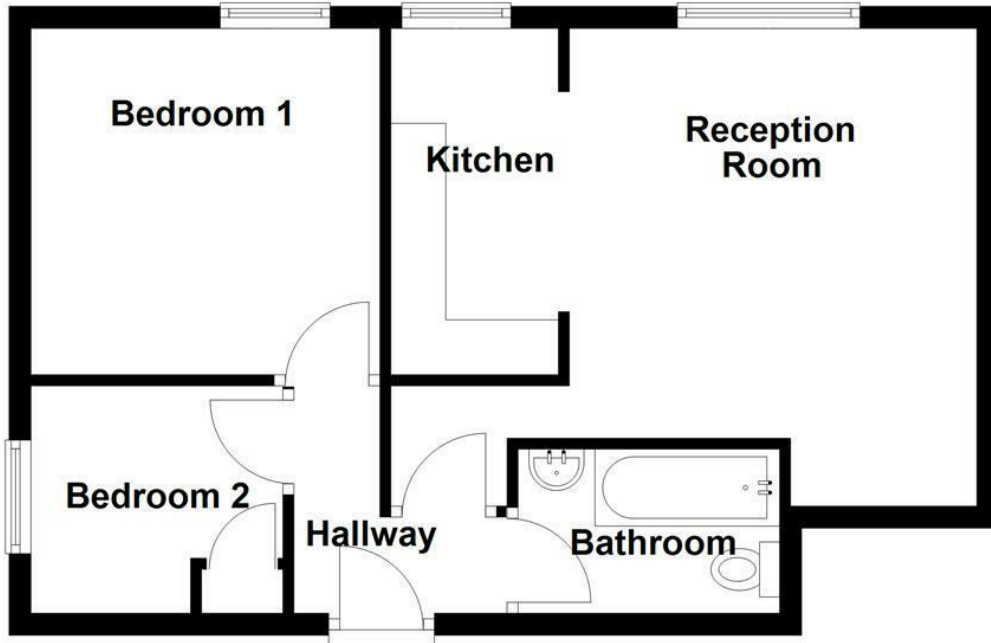
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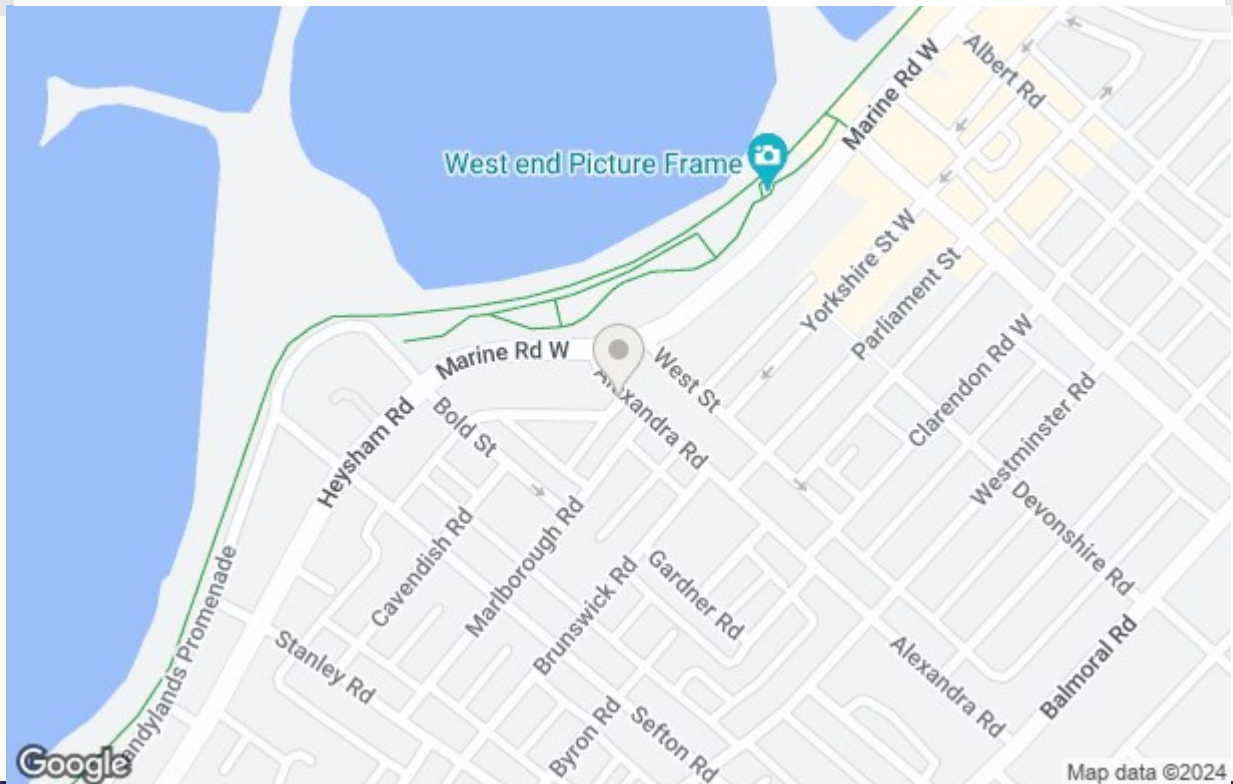
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# Take a nosey round

## Third Floor



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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(65-80) <b>B</b>	
(65-80) <b>C</b>		(55-64) <b>C</b>	
(55-64) <b>D</b>		(39-54) <b>D</b>	
(39-54) <b>E</b>		(21-38) <b>E</b>	
(21-38) <b>F</b>		(1-20) <b>F</b>	
(1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating: Current 72, Potential 78

Environmental Impact (CO<sub>2</sub>) Rating: Current C, Potential B