



30 Ashton Road, Morecambe,  
Lancashire, LA4 5NP

30 Ashton Road, , Morecambe

## *The property at a glance*

3  1  1 

- Impressive Mid Terrace Property
- \*SHARED OWNERSHIP: 50% of Share + £312.16 Per Month for Share not owned\*.
- Three Double Bedrooms
- Lounge & Dining Room
- Modern Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Good Sized Rear Yard
- Convenient Location For Amenities & Schools
- Only Minutes From The Seafront!



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info@gfproperty.co.uk  
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# £69,950

# Get to know the property



\*Offered at 50% Shared Ownership - £312.16 per month rent for remaining 50%\*

Beautifully presented mid terraced property boasting three double bedrooms, two reception rooms and a larger than average rear yard. Situated within walking distance to schools, amenities and the stunning seafront!

Access to the property is from the front elevation into the entrance porch and into the welcoming hallway providing access to both reception rooms. The spacious lounge is positioned to the front of the property with feature, coal effect fire nestled in a mantle surround and large double window providing front outlook. The dining room is another good sized room with door access leading to the cellar.

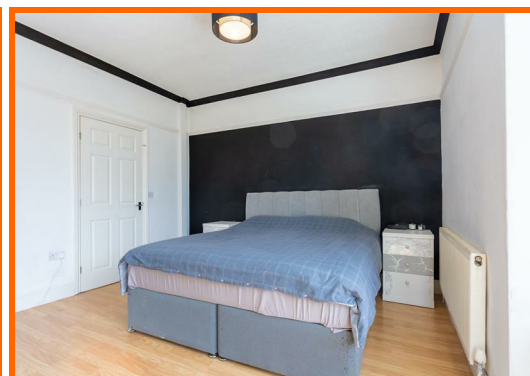
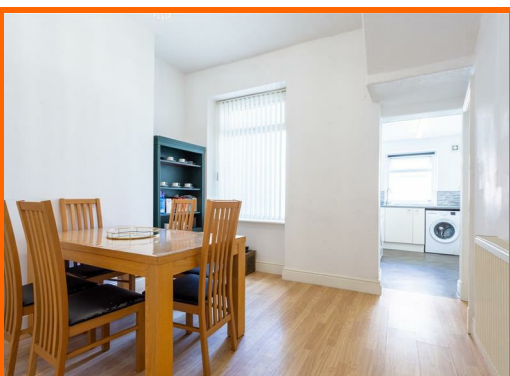
There is a stylish fitted kitchen comprising; a range of wall, drawer and base units in cream with space for cooker, fridge freezer and washing machine. The back door is located in the kitchen and leads out to the rear yard.

Rooms to the first floor include; two double bedrooms and a three piece bathroom suite in white comprising; pedestal wash basin, low flush WC and fitted bath with wall mounted shower above. The master bedroom is located on the second floor, benefiting from velux windows and storage into eaves.

Externally, the property is set back off the road with a charming front yard. To the rear, there is a good sized yard paved for ease of maintenance.

## GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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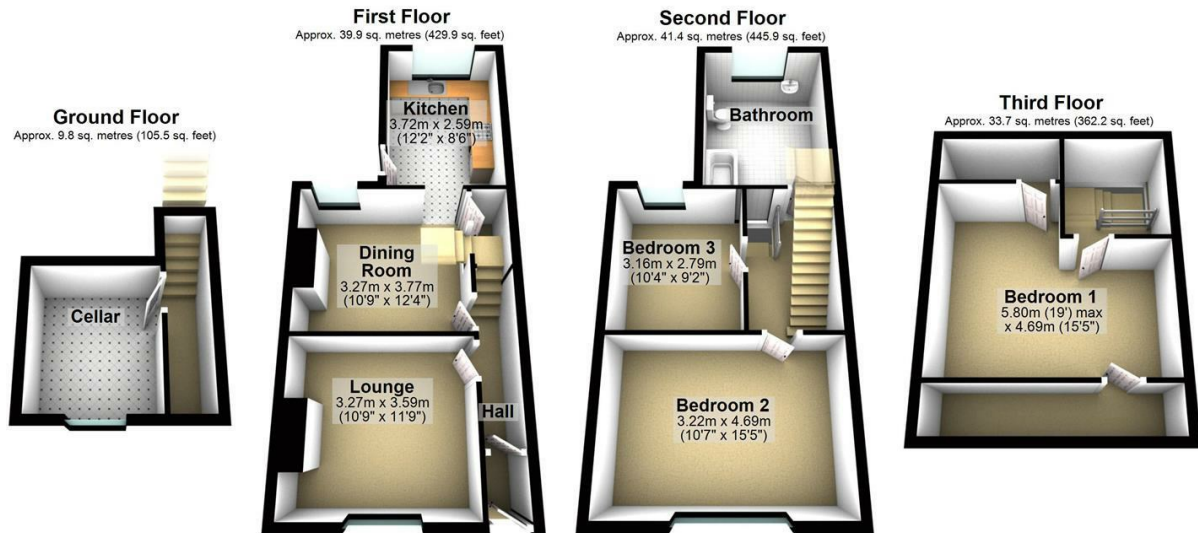
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# Take a nosey round



Total area: approx. 124.8 sq. metres (1343.5 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	48	A	G

**Energy Efficiency Rating Legend:**

- A (92 plus): Very energy efficient - lower running costs
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-28)
- G (1-20): Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**

- A (92 plus): Very environmentally friendly - lower CO<sub>2</sub> emissions
- B (81-91)
- C (69-80)
- D (55-68)
- E (39-54)
- F (21-28)
- G (1-20): Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales | EU Directive 2002/91/EC