



13 Buxton Street, Morecambe,  
LA4 5SR

13 Buxton Street, , Morecambe

## *The property at a glance*

2  1  1 

- Mid Terraced House - Investors Only - Sold with Tenant in Situ
- Two Spacious Bedrooms
- Perfect First Home For A Couple
- Spacious Reception Room
- Downstairs Bathroom
- Seaside Views
- Fitted Kitchen
- Tenure Freehold
- Council Tax Rating: A
- EPC Rating: D

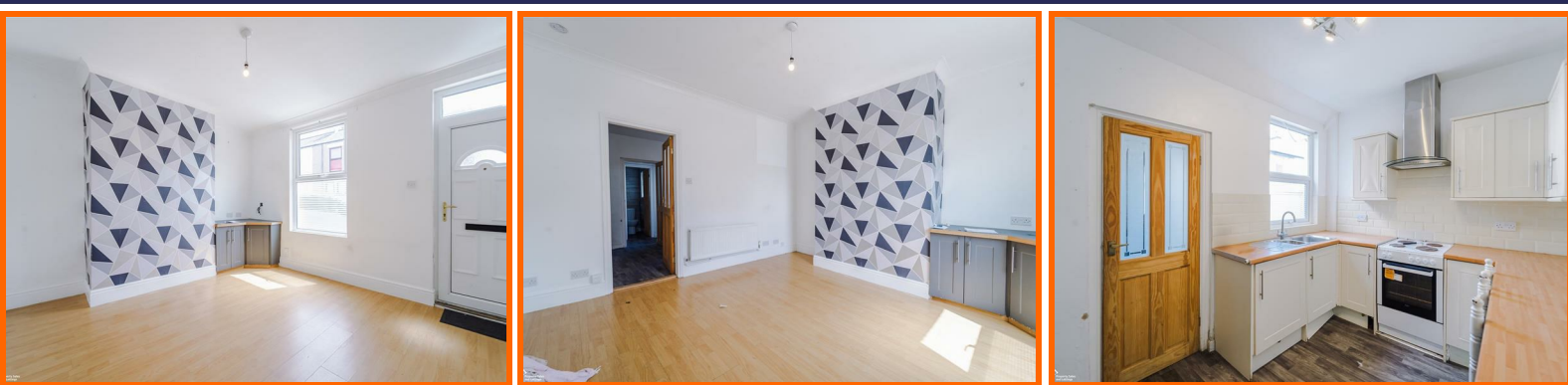


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01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £125,000

# Get to know the property



## A FANTASTIC INVESTMENT OPPORTUNITY FOR A TWO BEDROOM HOME IN MORECAMBE

Welcome to this charming mid-terrace house located on Buxton Street in the picturesque town of Morecambe. This delightful property boasts two cosy bedrooms, perfect for an investor looking to expand their portfolio or a couple looking for their first home.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The layout of the house offers a warm and inviting atmosphere, making it easy to envision creating lasting memories in this lovely home.

One of the unique features of this property is the downstairs bathroom, providing convenience and practicality for you and your guests.

Located in the heart of Morecambe, you'll have easy access to local amenities, schools, and beautiful seaside views. Whether you enjoy leisurely strolls along the promenade or exploring the charming town centre, this location offers the best of both worlds.

Don't miss out on the opportunity to make this house your home. Book a viewing today and experience the warmth and comfort that this property has to offer.

### Ground Floor

#### Entrance

UPVC door to reception room.

#### Reception

13'2 x 12'3

UPVC double glazed window, central heated radiator, coving, television point, wood effect flooring and door to the kitchen.

#### Kitchen

13'2 x 8'7

UPVC double glazed window, wood panel wall and base units with laminate tops, single oven, four ring electric hob, tile splash back, extractor fan, stainless steel sink and a half with mixer tap and draining board, space for fridge freezer, part tiled laminate flooring, stairs to first floor and door to utility.

#### Utility

6'9 x 2'10

UPVC door to rear, central heated radiator, laminate flooring, plumbing for washing machine and door to bathroom.

#### Bathroom

6'9 x 5'3

UPVC double glazed frosted window, central heated towel rail, dual flush WC, vanity basin with mixer tap, panel bath with traditional taps, electric shower and fully laminate flooring.

### First Floor

#### Landing

Doors to bedroom one and bedroom two.

#### Bedroom One

12'9 x 10'

UPVC double glazed window, central heated radiator and coving.

#### Bedroom Two

11'1 x 10'3

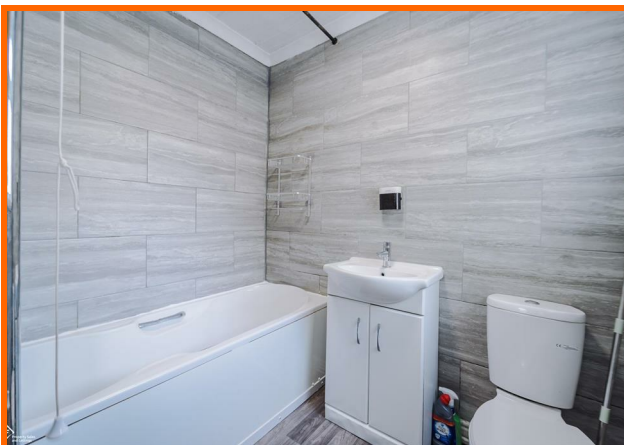
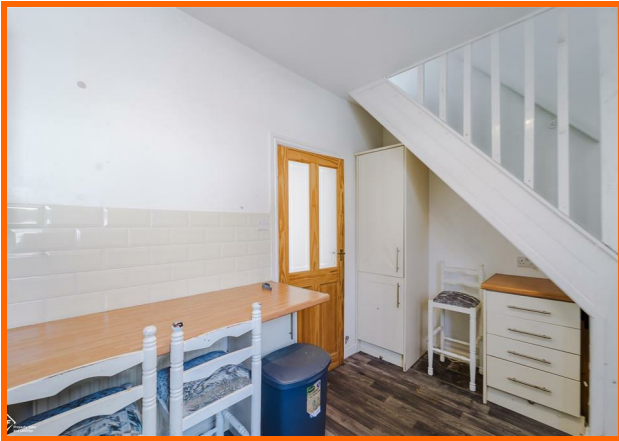
UPVC double glazed window, central heated radiator, loft access and storage.

### External

#### Rear

Enclosed yard.

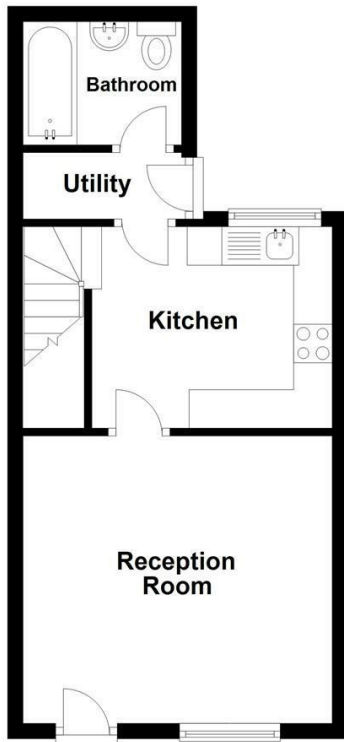
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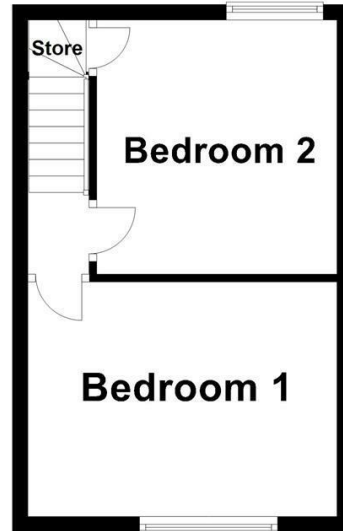
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# Take a nosey round

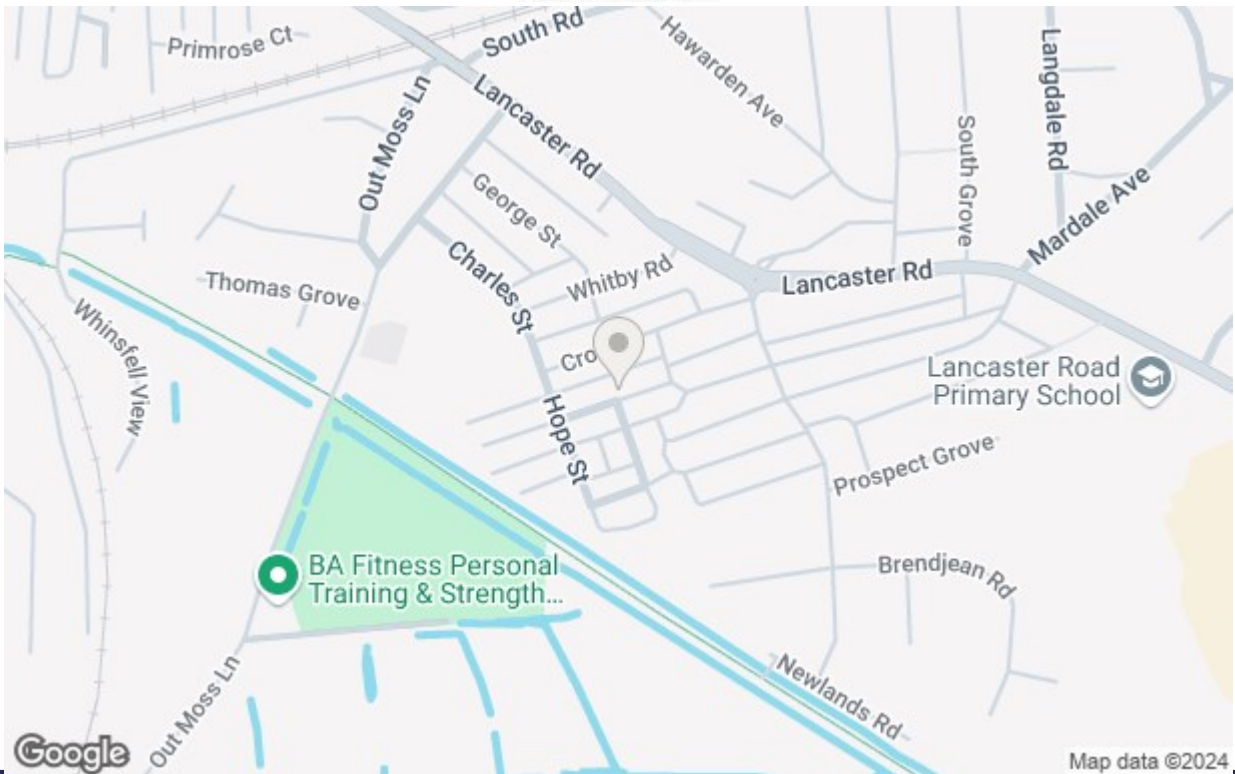
**Ground Floor**



**First 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		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			
		84	64
<b>England &amp; Wales</b>		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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	