



119 Sandylands Promenade,
Morecambe, Lancashire,
LA3 1DR

119, Sandylands Promenade, Morecambe

The property at a glance

3  1  1 

- Stunning Three Bedroom First Floor Flat
- Set on the Sea Front/Promenade
- Beautiful, Panoramic Sea Views across Morecambe Bay
- Generous, Bay Fronted Lounge & Modern Breakfast Kitchen
- Offered With No Chain Delay!
- Delightful Front Garden
- Own Garage (15'2 x 9'8) to Rear Elevation
- Council Tax Band B
- Leashold Property, with peppercorn lease 958 years remaining
- EPC Rating D

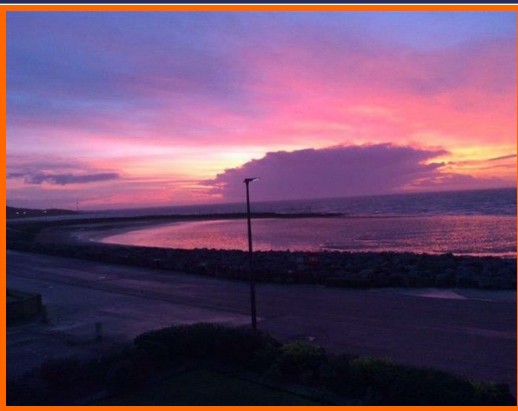


Get in touch today

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£195,000

Get to know the property



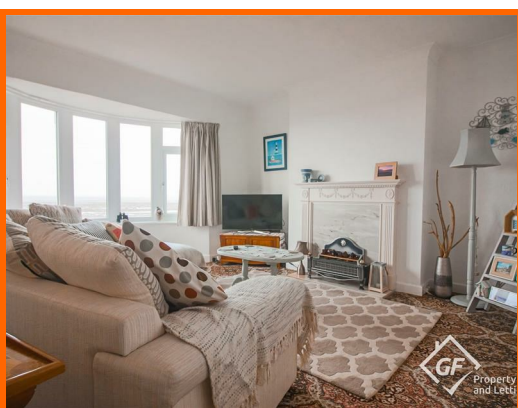
With stunning, panoramic sea views across Morecambe Bay - this three bedroom, first floor flat is not one to miss! It boasts its own garage and an attractive garden to the front aspect. Offered with no chain delay!

Set on the ever-popular Sandylands Promenade, within walking distance of amenities and delightful promenade walks on the doorstep.

From the side elevation, the shared entrance porch opens to the private internal hallway which leads up to the first floor accommodation. From the entrance landing there is access through to the lounge, kitchen and bedroom three.

The living accommodation is well presented throughout, offering a generous lounge with feature electric fire with decorative mantelpiece and bay window to the front elevation boasting spectacular sea views across the bay. It's a delightful reception space to relax and watch the beautiful sunsets!

The stylish, modern fitted breakfast kitchen incorporates a range of wall and base units in cream with granite effect worktops, breakfast bar area, integrated oven, hob and space for fridge freezer. From the kitchen there is access to the master bedroom and access through to an internal hallway which leads to the second bedroom, bathroom and rear porch with an external staircase - which could be used as a private entrance, if preferred.





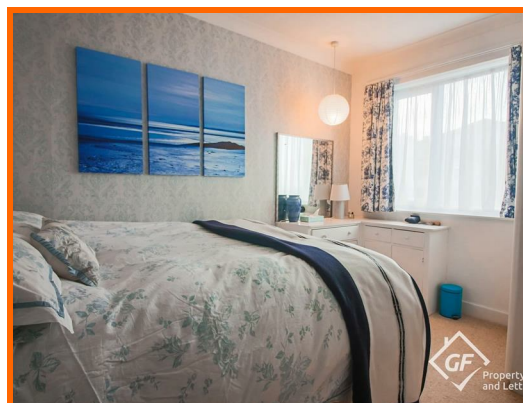
Of the three bedrooms, two are double rooms and the third is a generous single - currently used as a dining room - with dual aspect windows framing the phenomenal views! All three bedrooms also benefit from fitted wardrobes and sea views from bedroom two. The modern bathroom offers a four piece suite in white comprising fitted bath, corner shower cubicle, low flush WC and wash hand basin. Further benefits to the property include double glazing, gas central heating and a generous loft - accessible from the entrance landing via pull down ladder - which is fully boarded with light and a skylight window.

To the front elevation there is a wonderful garden, largely laid to lawn with flower/shrub borders. To the rear elevation there is a garage (15'2 x 9'8) with double doors to the front elevation, providing a great space for storage, with off road parking in front. The garage has also recently benefited from a new roof and electrics.

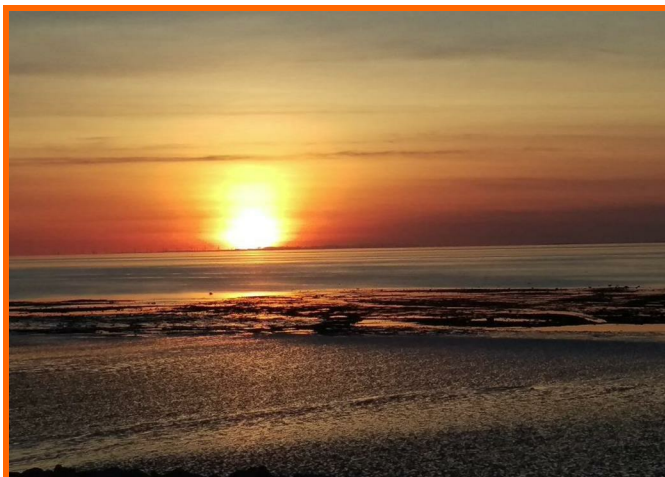
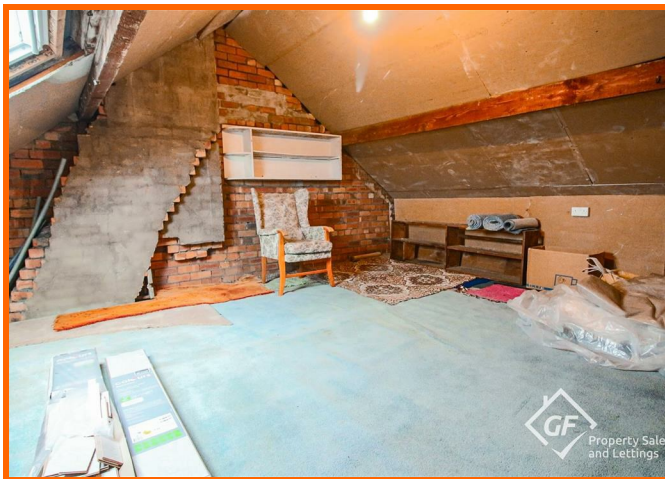
Situated on the sea front, the property is in a great location close to all local amenities including shops, cafes, Post Office, train station and bus routes. The area has also benefits from the 'The Bay Gateway', which links the Morecambe and Heysham areas to the M6 motorway.

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.

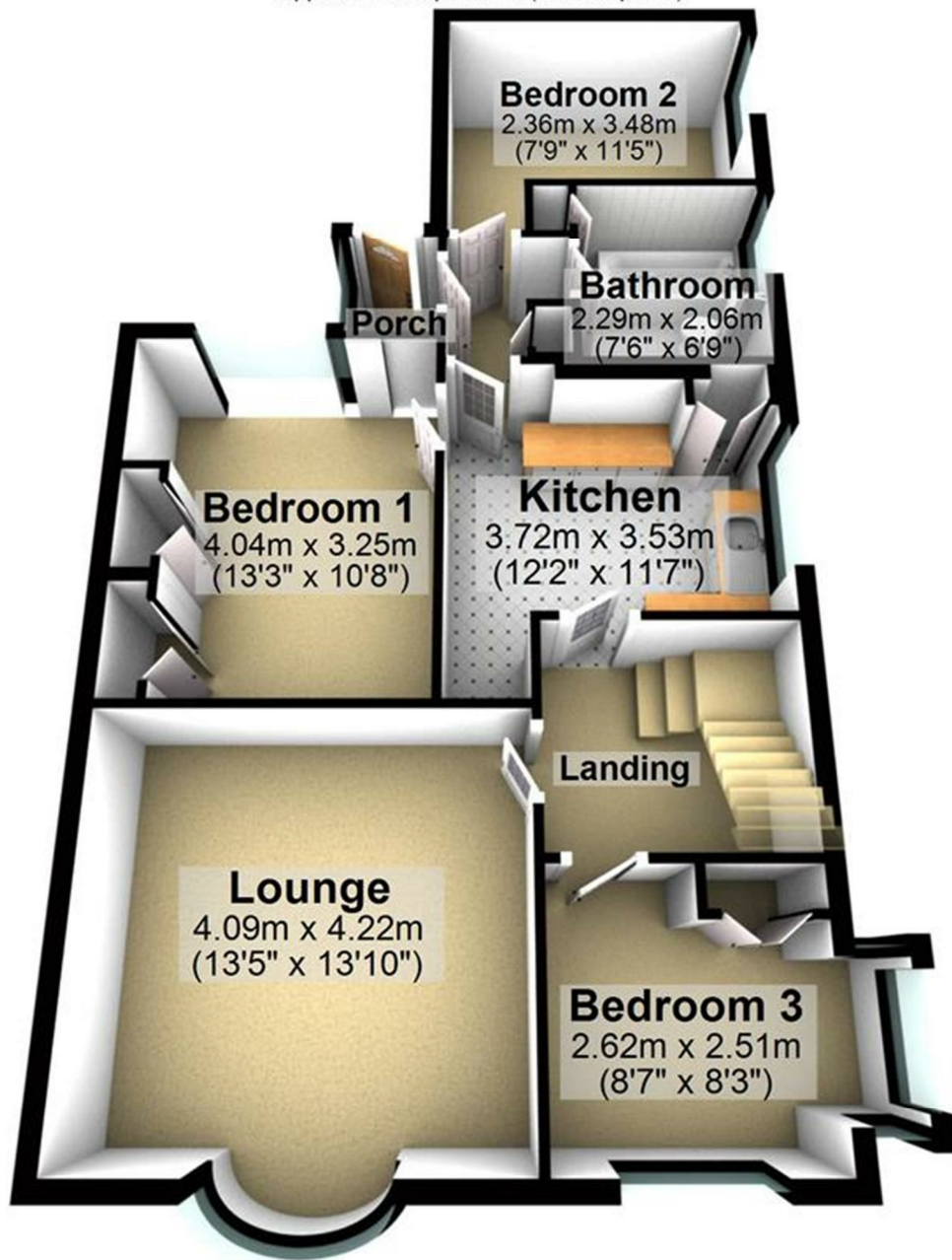


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First Floor Apartment

Approx. 74.6 sq. metres (802.5 sq. feet)



Total area: approx. 74.6 sq. metres (802.5 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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Take a nosey round



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

Energy Efficiency Rating: Current 61, Potential 75

Environmental Impact (CO₂) Rating: Current C, Potential B