



52, Thornton Road, Morecambe

The property at a glance

4  2  2 

- Semi Detached Property - Currently Two Flats
- Two Kitchens
- Two Reception Rooms
- Four Bedrooms
- Off Road Parking And Garage
- Rear Garden
- Freehold
- Council Tax Band: A (Each Flat)
- EPC Rating: D (Each Flat)



Get in touch today

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

£215,000

Get to know the property

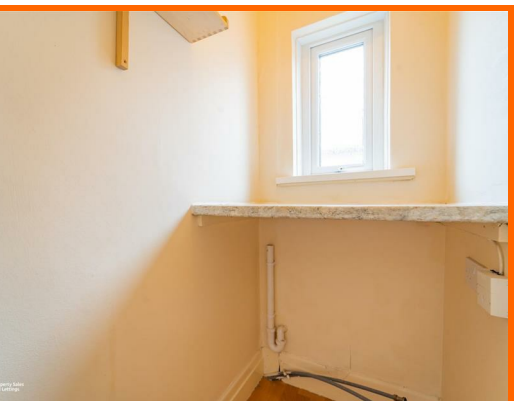
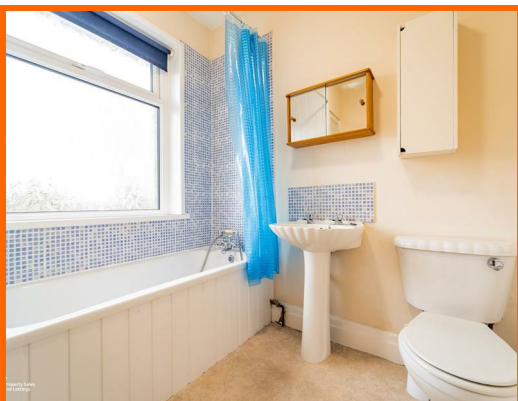


INVESTMENT OPPORTUNITY

Welcome to Thornton Road, Morecambe - a charming location for this delightful semi-detached house! This property boasts not only a prime location but also ample space with three floors to explore.

What sets this property apart is its unique layout - currently split into two flats, offering versatility and potential for various living arrangements. Whether you are looking for a home with an additional rental income or a separate space for extended family, this property provides endless possibilities.

Don't miss the opportunity to make this house your home in the lovely town of Morecambe. With its characterful features and ideal location, this property is sure to capture the hearts of those seeking a comfortable and flexible living space.



Ground Floor

Hall

UPVC entrance door, door to stairs for first floor flat and door to ground floor flat.

Inner Hall

4.27m x 0.94m (14' x 3'1)

Central heating radiator, coving, smoke detector and doors to reception room, kitchen and bedroom

Reception Room

4.14m x 3.96m (13'7 x 13)

UPVC double glazed box window, central heating radiator, coving and UPVC double glazed door to rear.

Kitchen

3.30m x 2.24m (10'10 x 7'4)

UPVC double glazed box window, central heating radiator, range of wall and base units, laminate worktops, stainless steel sink with draining board and traditional taps, space for freestanding cooker, space for fridge freezer, under stairs storage, wood effect flooring and door to utility room.

Utility Room

2.24m x 1.96m (7'4 x 6'5)

Plumbing for washing machine, door to bathroom and UPVC double glazed door to rear.

Bedroom

4.27m x 3.96m (14' x 13')

UPVC double glazed bow window, central heating radiator and coving.

Bathroom

2.24m x 1.96m (7'4 x 6'5)

UPVC double glazed frosted window, central heating radiator, low basin WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, storage cupboard, part tiled elevation and laminate flooring.

First Floor

Landing

2.77m x 2.08m (9'1 x 6'10)

UPVC double frosted window, smoke detector, loft access, door for stairs to second floor and doors to reception room, kitchen, utility room, bedroom and bathroom.

Reception Room

4.27m x 4.27m (14' x 14')

UPVC double glazed window, central heating radiator, coving and TV point.

Kitchen

2.36m x 2.08m (7'9 x 6'10)

UPVC double glazed window, central heating radiator, wood effect wall and base units, laminate worktops, stainless steel sink with draining board and traditional taps, space for freestanding oven, space for fridge freezer and laminate floor.

Utility Room

1.37m x 0.89m (4'6 x 2'11)

UPVC double glazed frosted window, laminate worktop, plumbing for washing machine and laminate floor.

Bedroom One

4.22m x 4.01m (13'10 x 13'2)

UPVC double glazed window, central heating radiator and coving.

Bathroom

2.24m x 2.11m (7'4 x 6'11)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, panel bath with mixer tap and rinse head, storage cupboard, part tiled elevation and laminate flooring.

Second Floor

Landing

0.97m x 0.84m (3'2 x 2'9)

Hardwood single glazed window and doors to two loft rooms.

Loft Room One

4.55m x 3.71m (14'11 x 12'2)

Velux window, central heating radiator and exposed beams.

Loft Room Two

4.52m x 1.83m (14'10 x 6')

Exposed beams and laminate floor.

External

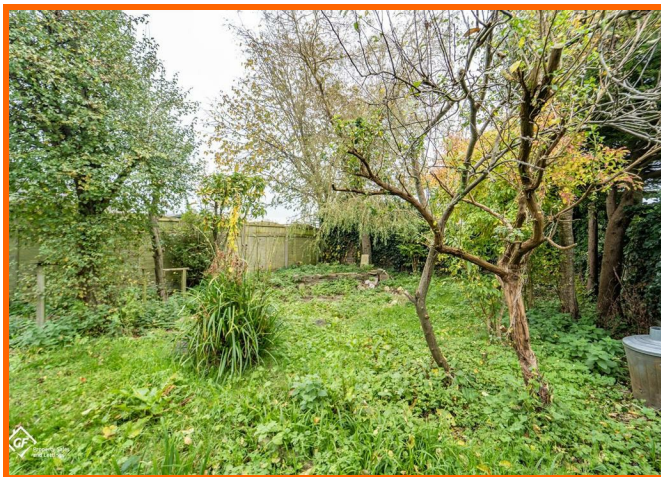
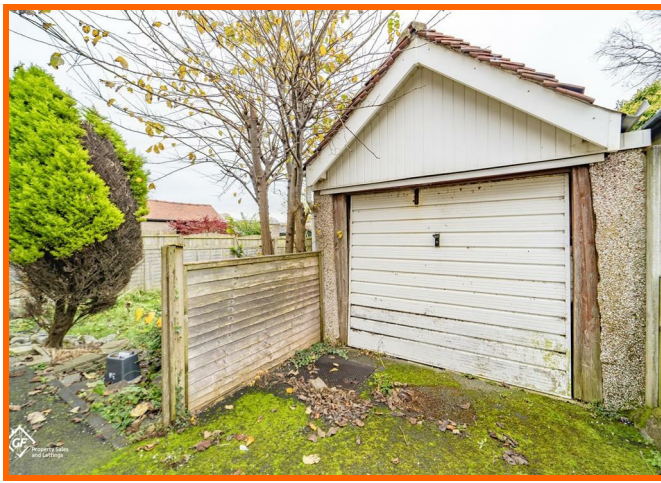
Front

Tarmac drive.

Rear

Laid to lawn, bedding areas, mature trees and garage.

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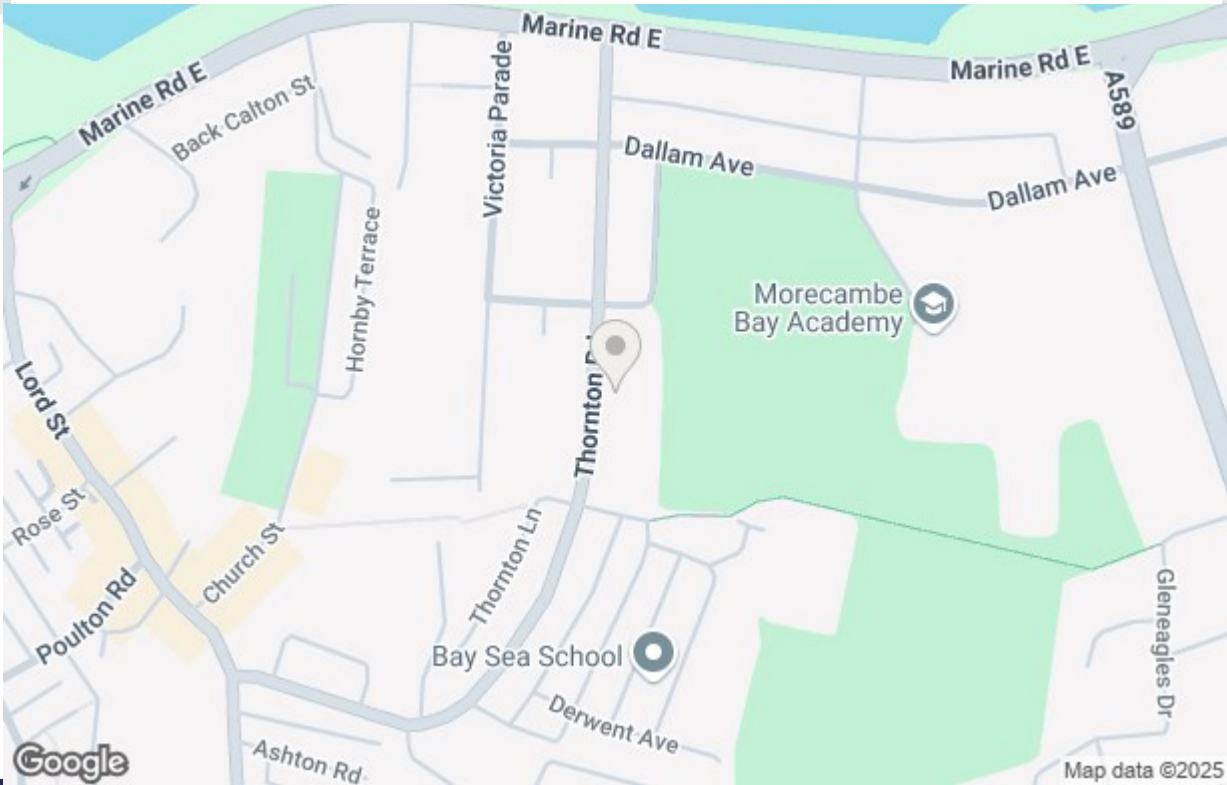
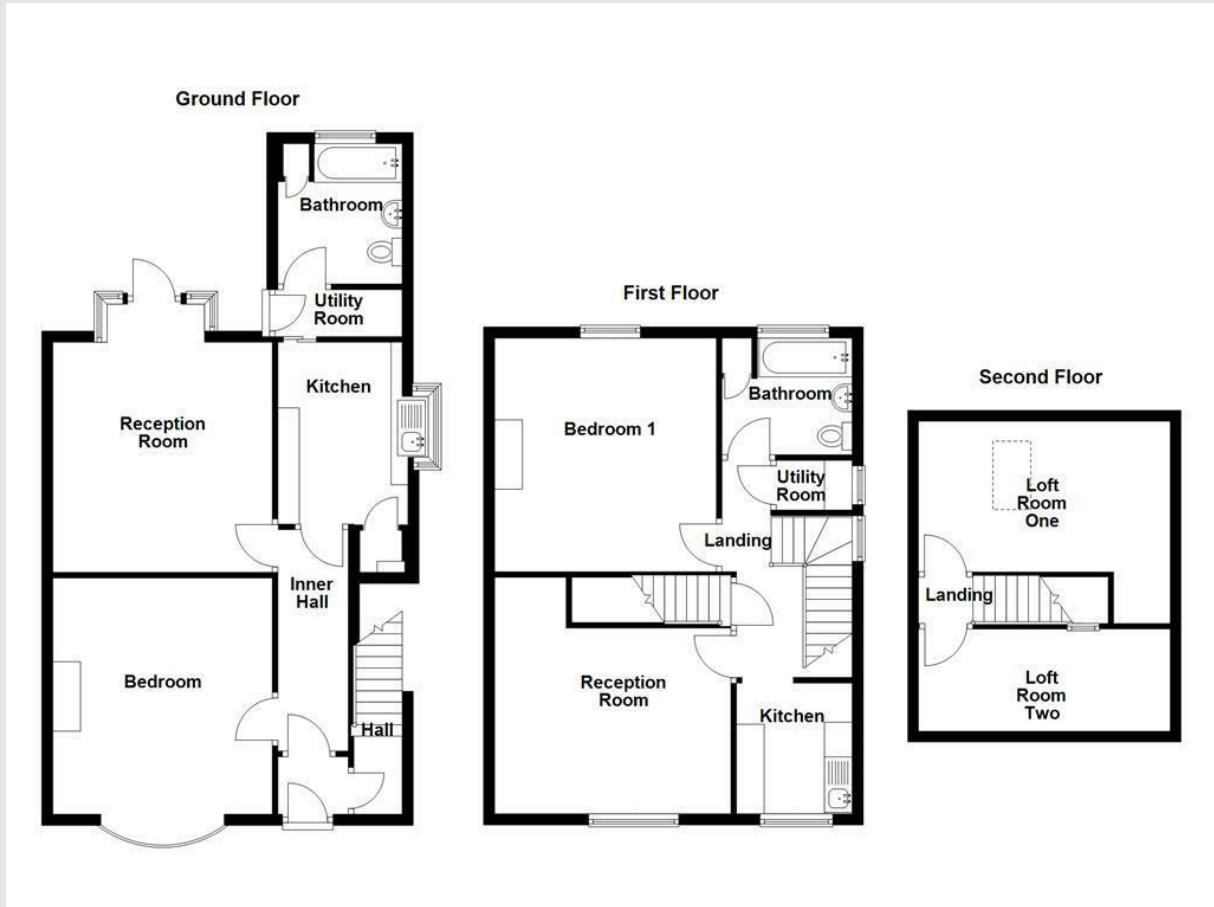
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Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Energy Efficiency Rating			
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	
(81-91) B		(81-91) B	
(65-80) C		(65-80) C	
(55-64) D		(55-64) D	
(49-54) E		(49-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Current: 58, Potential: 74