



21 Ashton Road, Morecambe,  
LA4 5NP

21 Ashton Road, , Morecambe

## ***The property at a glance***

2  1  2 

- Two Bedroom Mid Terrace
- Double Glazing & Gas Central Heating
- On Street Parking
- Fitted Kitchen
- Fitted Bathroom
- Close To Town Centre
- Sold With Tenants In Situ
- EPC: D
- Council Tax Band: A
- Tenure: Freehold



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# **£115,000**

# Get to know the property

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This property is sold with tenants in situ, with a current rental income of £475 per calendar month, making it an ideal investment for those looking to expand their portfolio without the hassle of finding new occupants. With its blend of historical charm and modern convenience, this mid-terrace house on Ashton Road is a promising opportunity for savvy investors.

Located on Ashton Road in the charming coastal town of Morecambe, this mid-terrace house presents an excellent opportunity for investors seeking a property with tenants already in place. Built in 1900, this home features two inviting reception rooms, perfect for relaxation and entertaining.

The property boasts two well-proportioned bedrooms, providing ample space for residents. One of the key advantages of this property is its proximity to local amenities, ensuring that shops, cafes, and essential services are just a short stroll away. Additionally, the stunning sea front is nearby, offering picturesque views and a delightful place for leisurely walks.



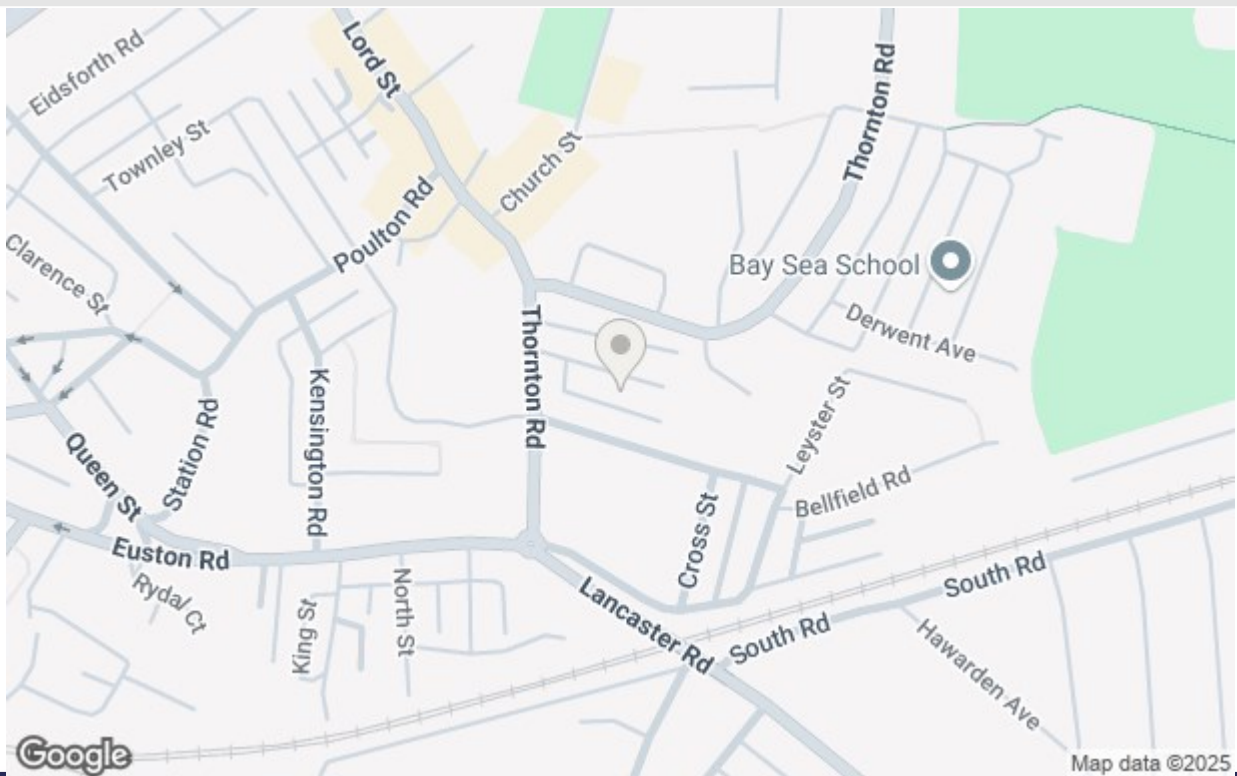
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			85
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	