



25 Rosebery Avenue,  
Morecambe, LA4 5RU

25, Rosebery Avenue, Morecambe

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

2  1  1 

- Mid Terrace Property
- Sold with tenants in SITU
- Two Double Bedrooms
- Spacious Reception Rooms
- Rear Yard
- Loft Room
- Freehold
- CTB: A
- EPC: D



Get in touch today

01524 401402  
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# **£139,950**

# Get to know the property

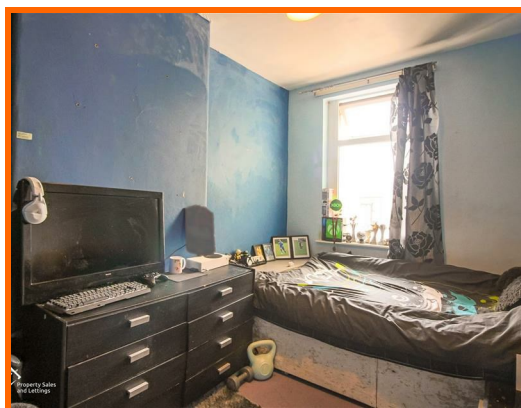
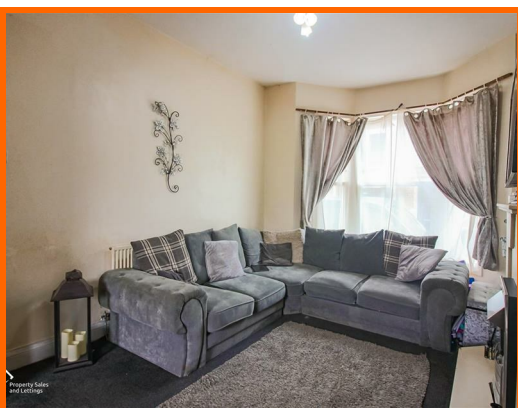


Welcome to the market, Rosebery Avenue in Morecambe, sold with tenants in situ this mid-terrace house presents an excellent opportunity for investors. This is a fantastic hassle-free option for expanding a portfolio.

The property boasts a spacious layout, featuring two well-proportioned reception rooms that offer versatility for various living arrangements. On the first floor, you will find a spacious family bathroom and two double bedrooms. The inclusion of a loft room adds further potential, providing an extra space that can be utilised as a study, playroom, or additional storage, catering to individual needs.

One of the standout features of this property is its prime location benefiting from being in close proximity to a variety of supermarkets, making grocery shopping a breeze. Additionally, excellent transport links are readily available, providing easy access to surrounding areas and beyond. Local amenities are also within reach, ensuring that all essential services and leisure activities are just a short stroll away.

This property combines practicality with potential, making it a compelling choice for anyone looking to invest in a thriving area. Don't miss the chance to explore what this delightful home has to offer.





## Entrance Hall

UPVC door into entrance porch, entrance hall with doors to dining room and stairs to first floor.

## Dining Room

UPVC window, radiator, opening to living room and door to kitchen.

## Living Room

UPVC bay window, radiator, TV point and living flame fireplace with wooden mantel, hearth and surround.

## Kitchen

Two UPVC windows, oven with four ring electric hob, extractor fan, sink with mixer tap and draining board, tiled splashback, space for fridge/freezer, coving, laminate flooring, door to cellar and UPVC door to rear.

## First Floor

### Landing

Door to bedroom one, two and bathroom, stairs to loft room.

### Bathroom

Two UPVC windows, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer taps, direct feed shower over bath, extractor fan, partially tiled surround and laminate flooring.

### Bedroom One

Two UPVC windows, radiator and built in wardrobes.

### Bedroom Two

UPVC window and radiator.

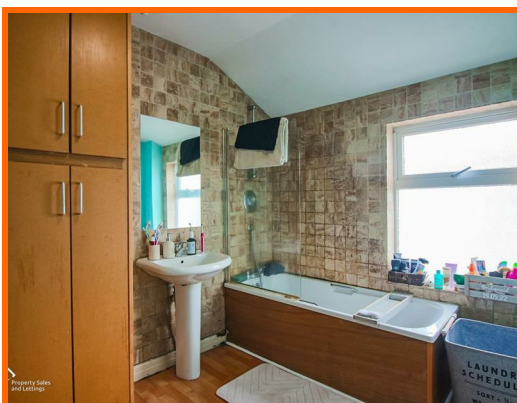
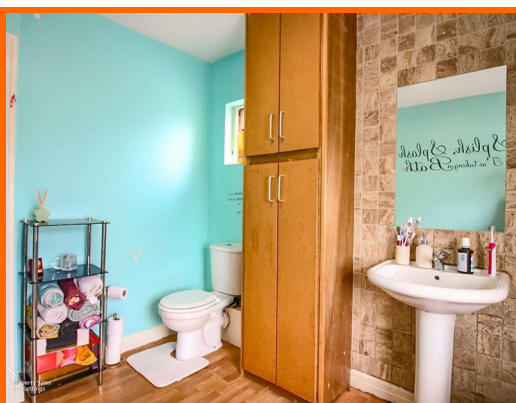
## Second Floor

### Loft Room

Two Velux windows and radiator.

## External

Rear Yard





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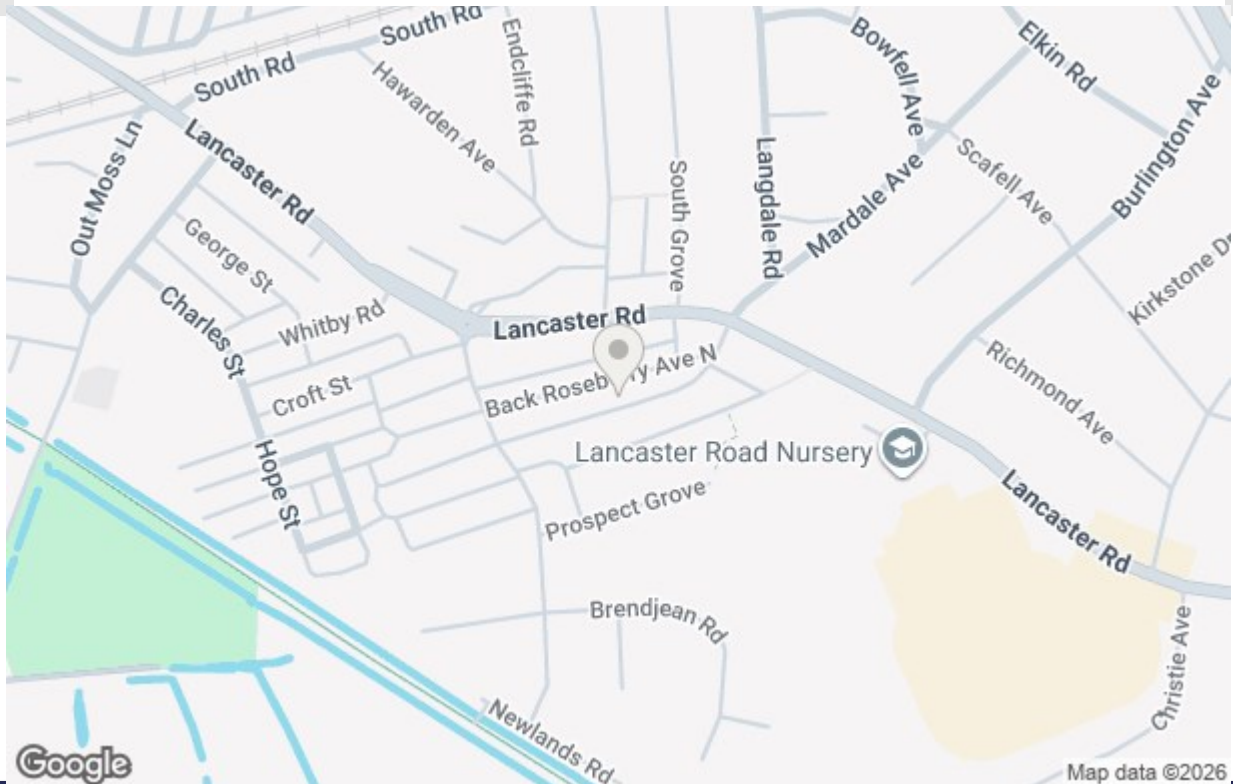
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# Take a nosey round



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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>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
55	77
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) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <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	
England & Wales	
EU Directive 2002/91/EC	