



4 Woodhill Avenue,  
Morecambe, LA4 4PF

4 Woodhill Avenue, , Morecambe

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

2  1  1 

- Semi Detached Bungalow
- Double Bedroom
- Convenient Residential Location
- Good Sized Lounge
- Kitchen & Bathroom
- Front & Rear Garden
- Tenure: Freehold
- CTB: B
- EPC:



Get in touch today

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

# **£160,000**

# *Get to know the property*

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Nestled a short stroll from the cricket club, play parks and local store, yet within easy walking distance of Morecambe town centre, this delightful semi-detached bungalow offers a wonderful opportunity for investors for those looking for a long term home in a sought after location.

Built in 1935, the property boasts convenience, characterful charm, a good sized, west facing garden and off road parking.

The accommodation, spanning an inviting 721 square feet, comprises 2 double bedrooms, a well proportioned reception room providing space for relaxation and entertainment, and a family bathroom.

There is potential to extend both ground and first floor levels (subject to planning permission) and an outside office/summer house to create a large, comfortable family home..

Situated in a sought after residential location, the bungalow benefits from a friendly community atmosphere, is close to local amenities, parks and transport links, making it a practical choice for families, investors and individuals alike.

\*The property is currently tenanted with a reliable, long term tenant, but can be sold with vacant possession for private occupation as required

Properties of this type in such a quiet but central location rarely come onto the open market.

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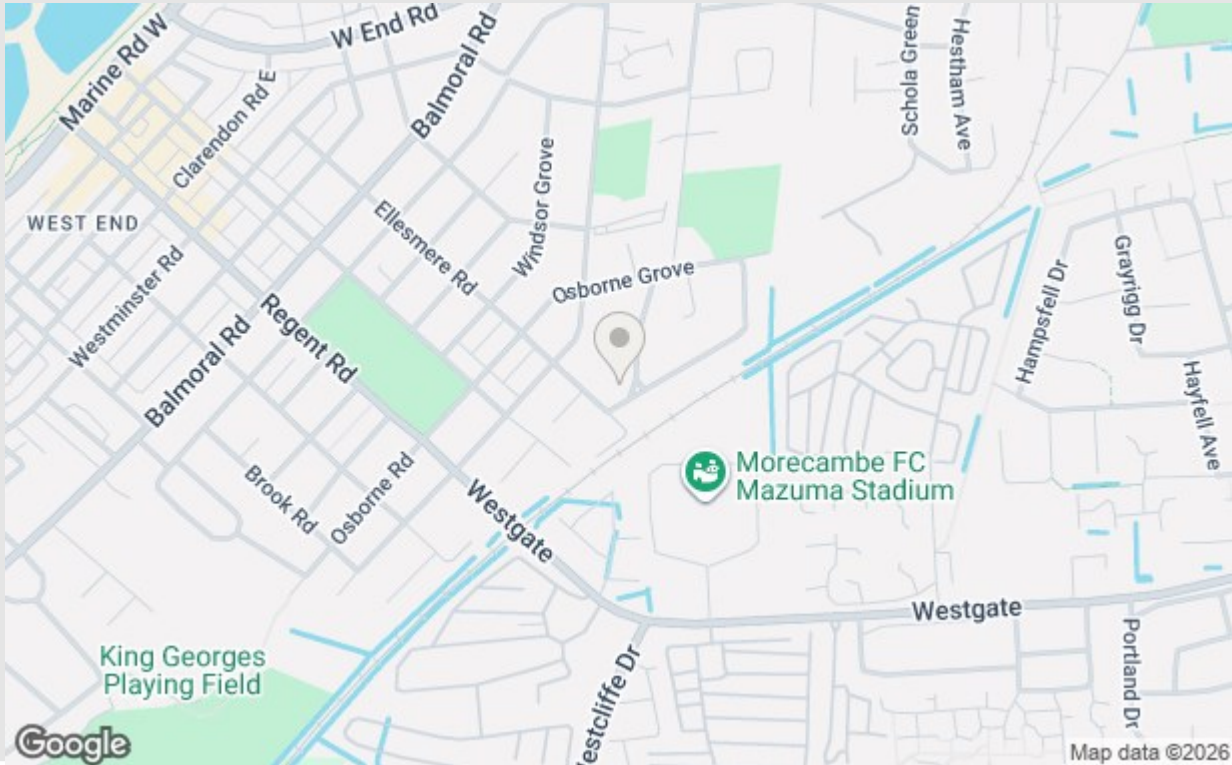
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# Take a nosey round



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>68</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		
England & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	