



11A Dallam Avenue, Morecambe,  
LA4 5BB

11A Dallam Avenue, , Morecambe

## *The property at a glance*



- First Floor Flat
- One Bedroom
- Fitted Kitchen
- Three Piece Bathroom
- One Reception Room
- Runs Parallel With The Sea Front
- On Street Parking
- Leasehold
- Council Tax Band: A
- EPC Rating: C

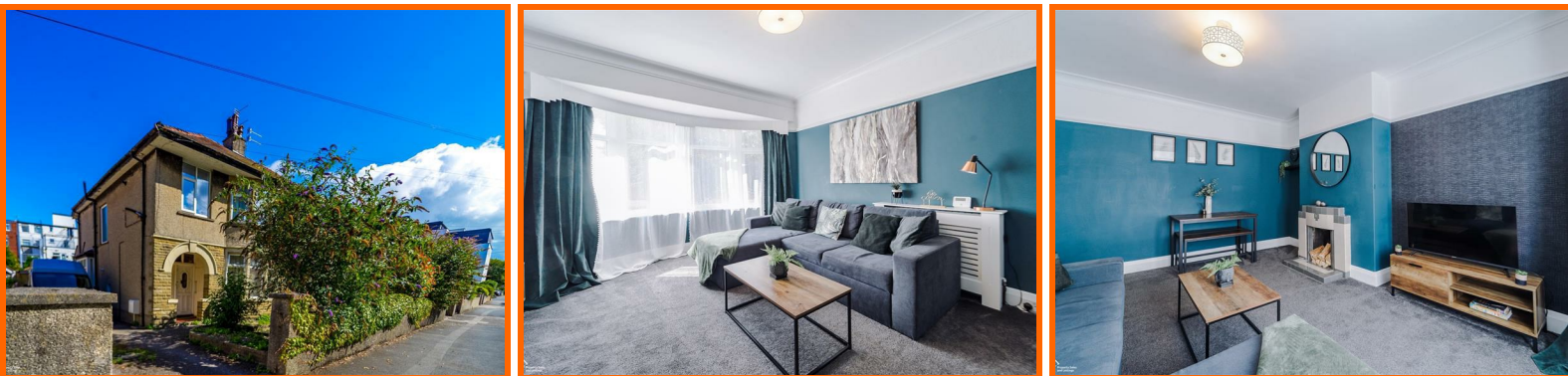


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01524 401402  
info@gfproperty.co.uk  
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# £695

# Get to know the property



## A FANTASTIC FIRST FLOOR APARTMENT IN THE HEART OF MORECAMBE

Welcome to Dallam Avenue, Morecambe - a charming location that sets the scene for this beautifully presented first-floor apartment. This delightful property, nestled in the heart of Morecambe, offers a perfect blend of comfort and convenience.

As you step inside, you are greeted by a spacious reception room that is just waiting to be filled with laughter and joy. The one bedroom provides a cosy retreat, ideal for unwinding after a long day. The bathroom offers a touch of elegance, completing the homely feel of this residence with large windows throughout flooding the property with natural light.

Built in 1930, this semi detached house exudes character and charm, making it a perfect choice for both investors and first-time buyers alike. There is ample room to make this apartment your own.

### Ground Floor

#### Hall

UPVC entrance door and stairs to first floor.

### First Floor

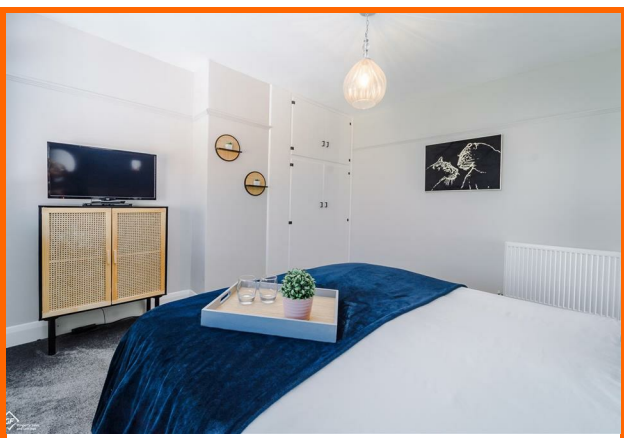
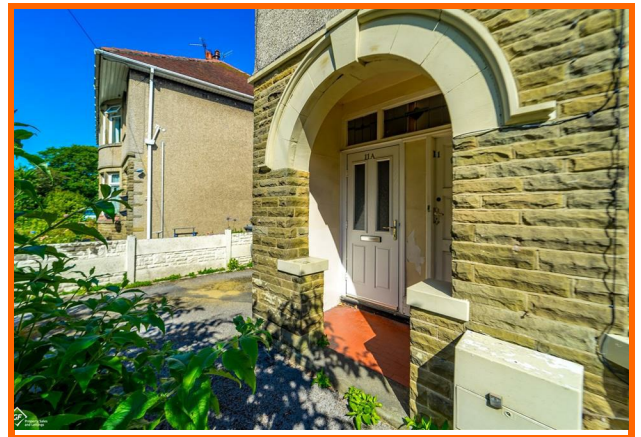
#### Landing

Picture rail and doors to reception room, kitchen, bedroom, bathroom and storage.





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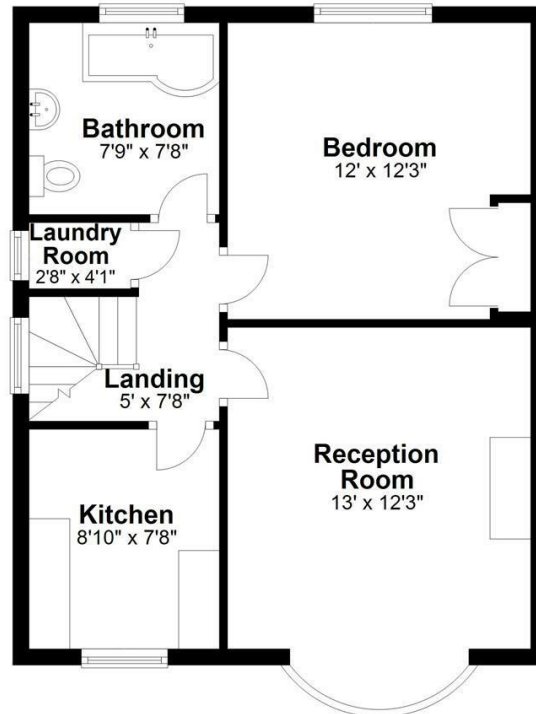
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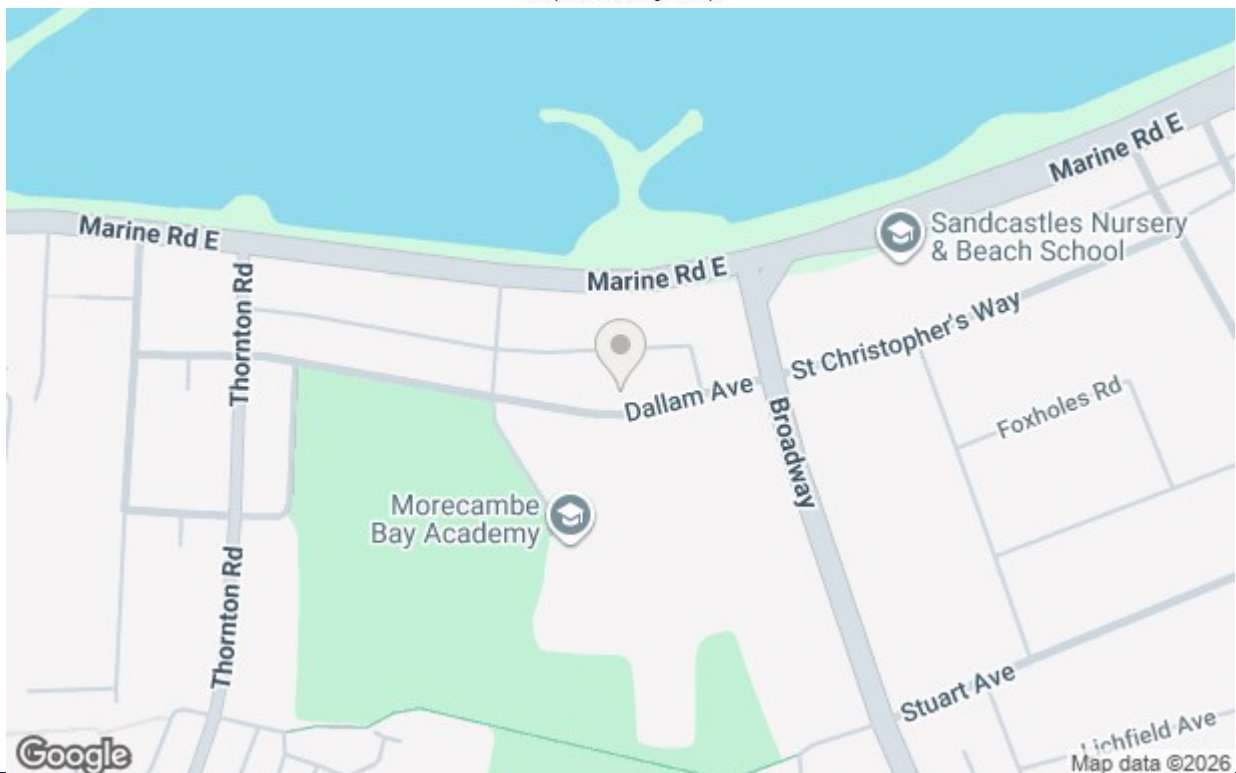
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# Take a nosey round

First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	