



1A Endcliffe Road,  
Morecambe, LA4 5RH

1A, Endcliffe Road, Morecambe

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

2  1  1 

- Spacious First Floor Purpose Built Flat
- Two Double Bedrooms
- Good Sized Kitchen & Lounge
- Offered With No Chain Delay!
- 1 Endcliffe Road OTM for £180,000
- Tenure: Freehold - Option to be Leasehold
- Property Band: A
- EPC: C
- Excellent Location for Schools. Amenities, Transport Links
- Excellent Investment Opportunity



Get in touch today

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# **£140,000**

# Get to know the property



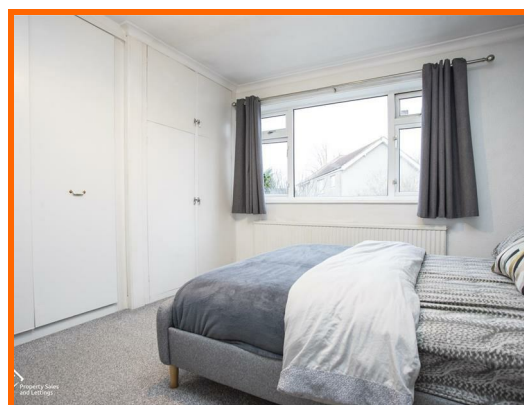
Nestled on the charming Endcliffe Road in Morecambe, this delightful first-floor apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat by the coast.

The apartment boasts a good-sized kitchen, providing ample space for culinary creativity and family gatherings. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout. The living areas are thoughtfully arranged, ensuring a functional yet cosy environment for relaxation and entertaining.

Morecambe is renowned for its stunning seafront and vibrant community, making this location particularly appealing. Residents can enjoy easy access to local amenities, including shops, cafes, and parks, all within a short distance. The nearby coastline offers picturesque views and opportunities for leisurely strolls along the promenade.

This property presents an excellent opportunity for those looking to embrace a coastal lifestyle while enjoying the comforts of a modern apartment. With its prime location and inviting features, this two-bedroom apartment on Endcliffe Road is not to be missed. Whether you are seeking a new home or a rental investment, this property is sure to impress.

For further information, please contact the office at your earliest convenience.







## Entrance

UPVC double glazed leaded frosted door, stairs to first floor.

## Hall

Smoke alarm, loft access, doors to reception room 1, bedrooms 1 & 2, bathroom and kitchen, store cupboard, stairs to entrance.

## Reception Room 1

UPVC double glazed window, central heating radiator, coving.

## Kitchen

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, 4 ring gas hob, integrated electric oven, composite sink with mixer tap, plumbing for washing machine, space for fridge freezer, Heat line combi boiler. laminate floor.

## Bedroom 1

UPVC double glazed window, central heating radiator, coving and fitted wardrobes.

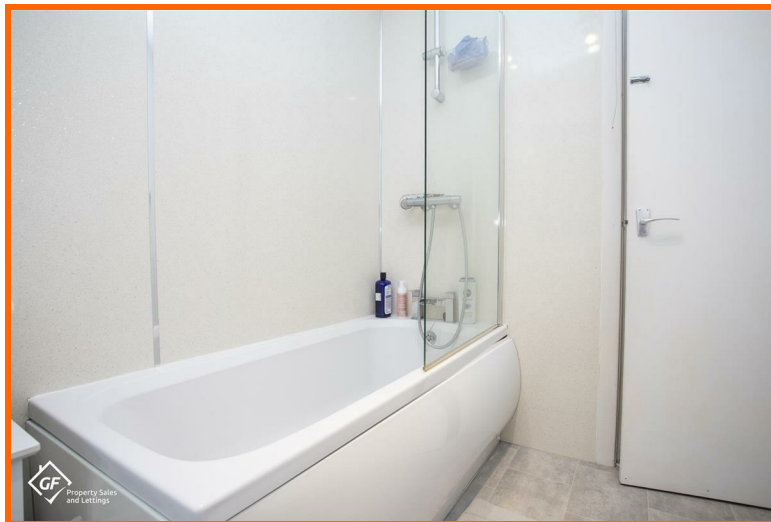
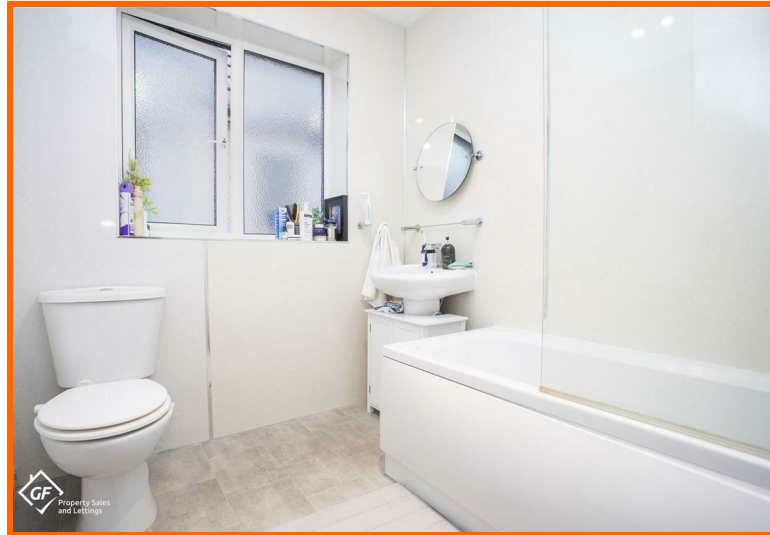
## Bedroom 2

UPVC double glazed window, central heating radiator, coving.

## Bathroom

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal sink with mixer tap, cladded walls, panelled bath with waterfall mixer tap and main feed shower rinse head, lino floor.

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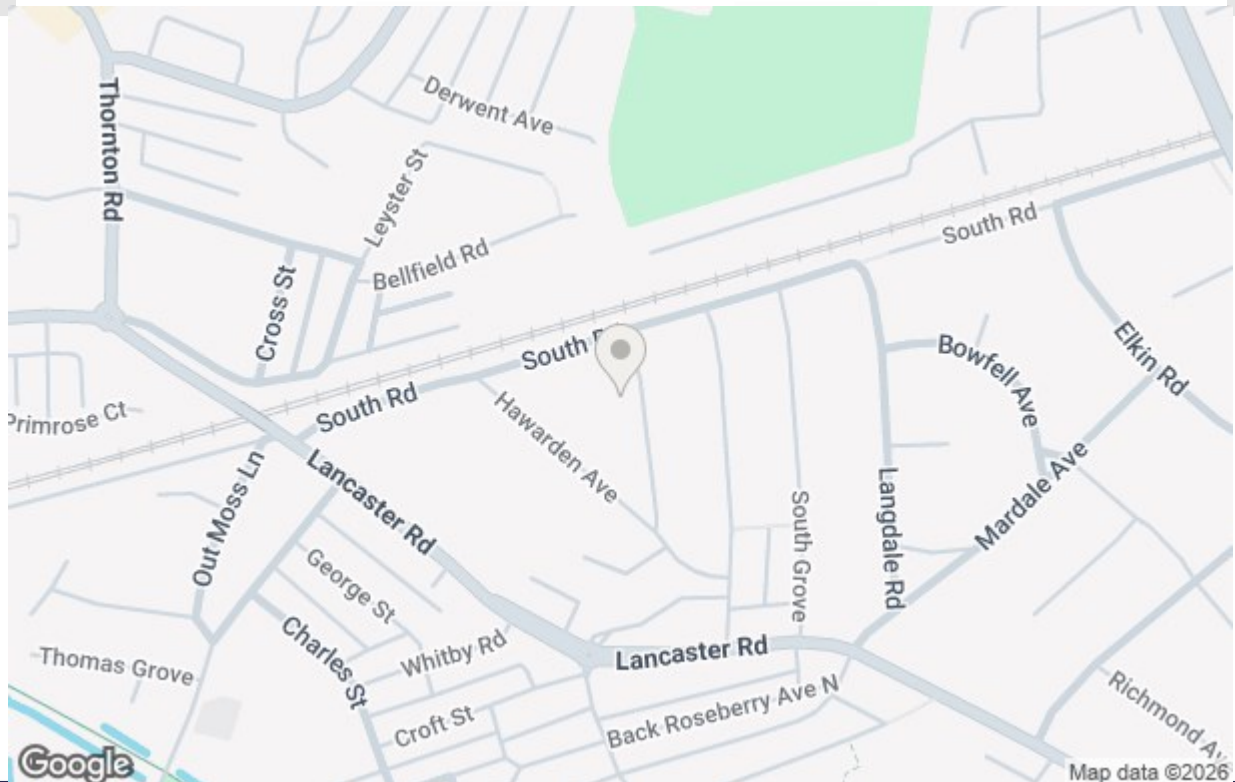
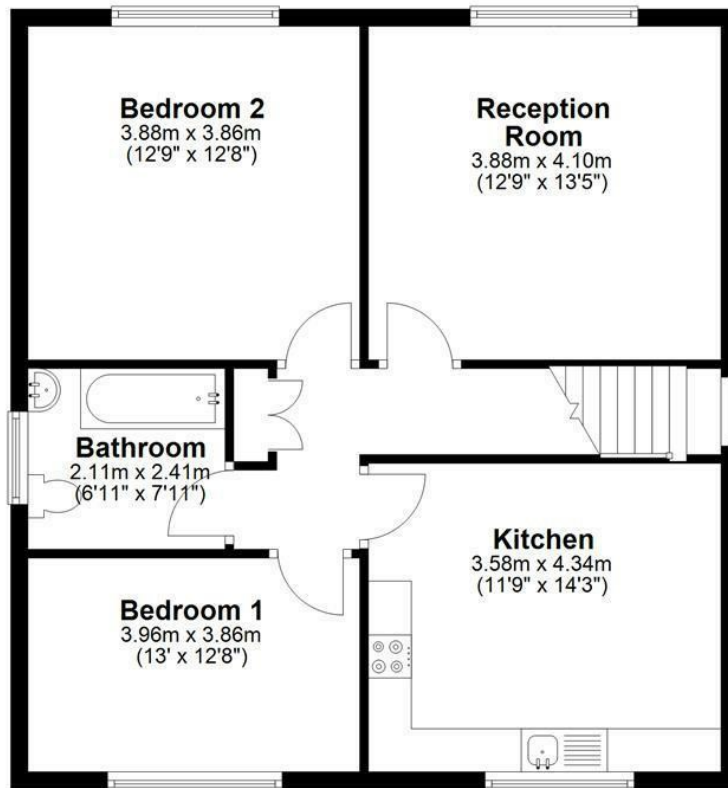


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# Take a nosey round

First Floor



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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>			
(45-54) <b>E</b>			
(35-44) <b>F</b>			
(25-34) <b>G</b>			
Not energy efficient - higher running costs			
(1-24) <b>G</b>			
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>			
(45-54) <b>E</b>			
(35-44) <b>F</b>			
(25-34) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
(1-24) <b>G</b>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	