



11 Primrose Street, Morecambe,  
LA4 5LS

11 Primrose Street, , Morecambe

## *The property at a glance*

3  1  2 

- Stone Built Three Bedroom Mid Terrace
- Generous, Through Lounge Diner
- Fitted Kitchen & Four Piece Bathroom Suite
- Double Glazing & Gas Central Heating
- Large Cellar & Enclosed Rear Yard
- Ideal First Home or Buy to Let Investment
- Popular Residential Location close to Town Centre
- Freehold
- Council Tax Band B
- EPC Rating: D



Get in touch today

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# £140,000

# Get to know the property

Stone built, three bedroom mid terrace property, situated close to Morecambe Town Centre, this property would make a great buy-to-let opportunity, a superb family home or an ideal home for first time buyers!

To the ground floor the spacious accommodation briefly comprises entrance hall, welcoming lounge open through to the dining room and a well proportioned, fitted kitchen with integrated oven, hob and extractor hood. Access to large cellar.

Rooms to the first floor include two bedrooms and a spacious four piece bathroom comprising corner bath, shower cubicle, pedestal wash hand basin and low flush WC. The third double bedroom is to the second floor and is a generous double bedroom.

Externally, there is an enclosed rear yard with gated access to the rear service lane.

Located within easy reach of all local amenities including shops, cafes, schools and bus routes and within walking distance of the sea front. The area also benefits from 'The Bay Gateway' link road which connects the Morecambe and Heysham areas to the M6 and areas further afield including the Lake District.

**Disclaimer**  
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.

## Ground Floor

### Entrance Vestibule

**4'4 x 3'3**

Hardwood entrance door and door to the hallway.

### Hallway

**7'2 x 3'3**

Central heating radiator, picture rail, coving and door to reception room one.

### Reception Room One

**11'4 x 11'2**

UPVC double glazed window, central heating radiator, coving and open to reception room two.

### Reception Room Two

**14'3 x 12'1**

UPVC double glazed window, central heating radiator, coving, wood effect vinyl flooring, stairs to the first floor and door to the kitchen.

## Kitchen

**9'11 x 8'2**

UPVC double glazed window, range of wall and base units with laminate surfaces and tiled splashbacks, sink with drainer and mixer tap, oven and grill in a high rise units, electric hob, plumbing for washing machine, space for fridge freezer, boiler, coving, wood effect vinyl flooring, door to the cellar and door to the rear.

## First Floor

### Landing

**12' x 5'3**

Stairs to the second floor and doors to two bedrooms and bathroom.

### Bedroom One

**14'4 x 11'2**

UPVC double glazed bay window, central heating radiator and coving.

### Bedroom Two

**12' x 8'7**

UPVC double glazed window and central heating radiator.

## Bathroom

**9'8 x 8'2**

UPVC double glazed frosted window, central heating radiator, corner panelled bath, direct feed shower unit, low basin WC, pedestal wash basin, part tiled elevations, extractor fan and wood effect flooring.

## Second Floor

### Bedroom Three

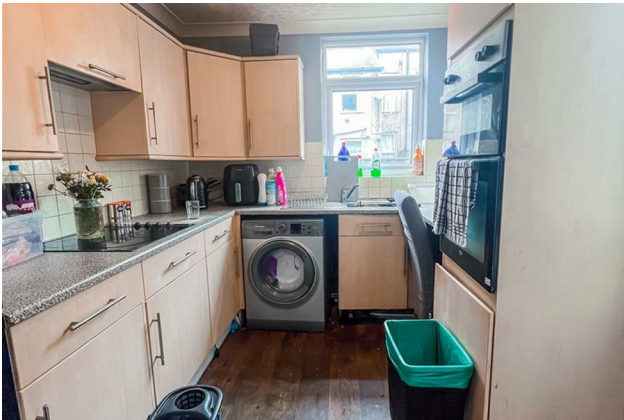
**13'4 x 11'**

Velux window, central heating radiator and eaves storage.

## External

## Rear

Enclosed yard.



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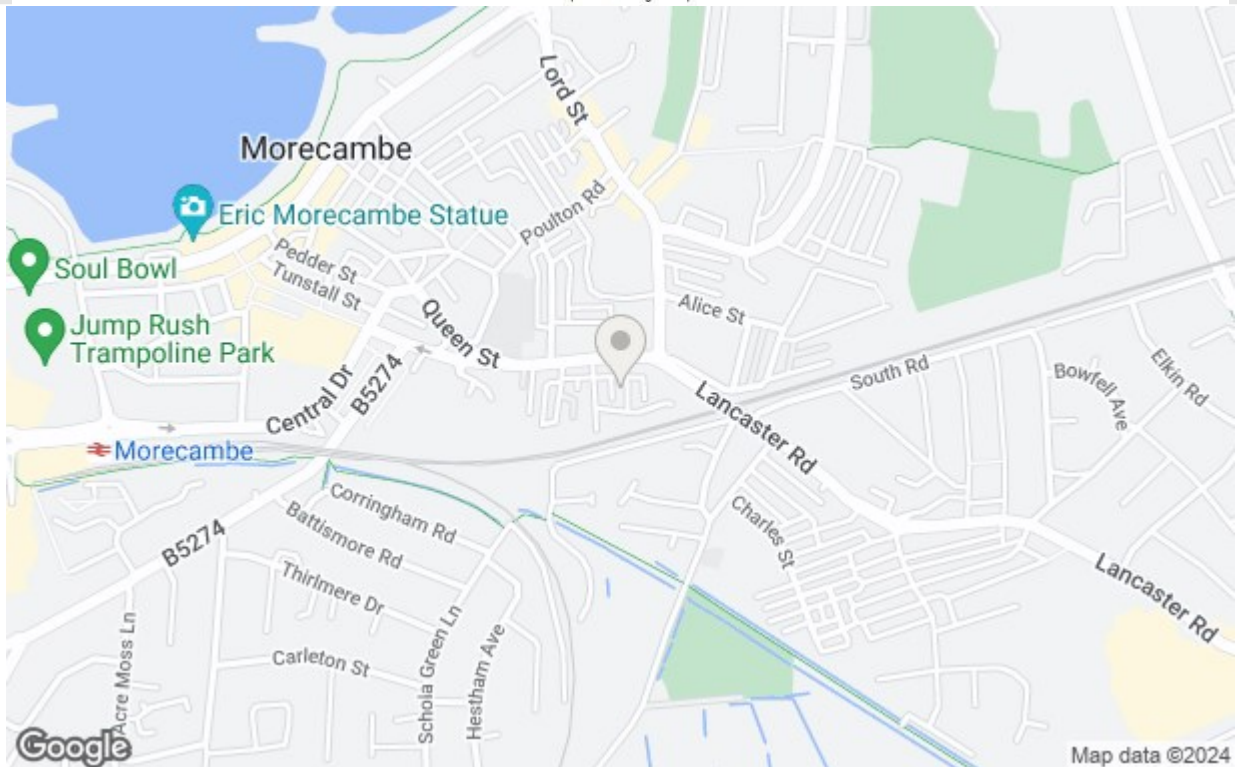
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# Take a nosey round



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	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Rating: 59 (Current), 80 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: 80 (Current), 80 (Potential)