



## Morecambe

£145,000

52a Morecambe Road, Morecambe, LA3 3AD

Calling all first-time buyers and investors alike! Discover 52a Morecambe Road, a fantastic first-floor apartment in a prime location with excellent links to both Morecambe and Lancaster. Featuring two double bedrooms, a front garden, off-street parking, and a garage. This charming property is ready for its new owners to add their personal touch and is conveniently offered to the market with no chain delay.

### Quick Overview

- First Floor Apartment
- Two Double Bedrooms
- Front Garden and Garage
- No Chain Delay
- Well-Presented Throughout
- Convenient for Morecambe and Lancaster
- Perfect First Time Buy or Investment
- Close to Local Amenities and Transport Links
- Off Street Parking
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: C2416



Kitchen



Kitchen



Living Room



Living Room

**Location** Morecambe is home to several restaurants, pubs, as well as independent and chain cafes, the town is well-served for a variety of excellent food and drink.

The area offers an ideal location for families. There are an excellent selection of popular nursery, primary and secondary schools within the catchment area. Additionally, an abundance of sports and activities are on your doorstep, including: Vale of Lune RFC; Morecambe Golf Club; Happy Mount Park; Morecambe Sailing Club; and Salt Ayre Leisure Centre. The natural beauty of nearby Morecambe promenade commands particular attention, with 6 miles of coastline and seaside amenity.

Excellent transport connections provide effortless access to nearby towns and cities. The Bay Gateway on your doorstep, providing direct access to J34 of the M6 and easy onward access to the Lake District National Park (northbound) and Preston (southbound). Bare Lane train station is also within close proximity.

**Property Overview** Enter through the front door and ascend the stairs to the first floor, where you are greeted by a welcoming hallway that provides access to each room.

To the left, you'll find a spacious living room characterised by a light and airy feel, featuring a pleasant front outlook and neutral décor, perfect for relaxation and entertaining.

On the right, discover the well-appointed kitchen. This space is equipped with ample base units, a complementing tile backsplash, and a range of integrated appliances, including a Zanussi gas hob and a Bush oven. There is also space for plumbing for a washing machine and room for a fridge freezer. Additionally, a convenient pantry cupboard offers the perfect solution for all your storage needs.

The apartment boasts two spacious double bedrooms overlooking the rear aspect. Bedroom one is complete with built-in wardrobes, whilst bedroom two has space for all of your furniture needs.

Completing the apartment is the well-designed bathroom. Comprising a bath with overhead shower, a hand wash pedestal sink, and a complementing tile surround, all finished with attractive wood-effect lino flooring whilst the separate W.C. adds extra convenience.

Overall, this apartment offers a perfect blend of comfort, convenience, and style, making it an ideal choice for first-time buyers and investors looking for a property with great potential.



**Outside & Parking** Externally, the property features a low-maintenance front garden with a tarmacked surface, offering potential for flower borders and ample off-street parking. Additionally, the property includes a detached garage at the rear, providing perfect space for extra storage.

**Directions** From Carnforth head south on the A6 towards Crag Bank and into Bolton Le Sands. At the third set of traffic lights bear right onto Coastal Road and head through Hest Bank. Follow the road along Morecambe promenade and turn left onto Broadway, continue to the roundabout and take the third exit and the property is located on your left hand side.

**What3Words** ///spine.fakes.corner

**Accommodation with approximate dimensions**

**Living Room** 17' 11" x 11' 11" (5.46m x 3.63m)

**Kitchen** 13' 0" x 9' 3" (3.96m x 2.82m)

**Bedroom One** 14' 8" x 12' 0" (4.47m x 3.66m)

**Bedroom Two** 12' 4" x 11' 4" (3.76m x 3.45m)

**Garage** 18' 3" x 9' 7" (5.56m x 2.92m)

### Property Information

**Services** Mains gas, water and electricity.

**Council Tax** Band A - Lancaster City Council

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Tenure** Leasehold - 999 year lease from 1965 - 940 years remaining. No service charge or ground rent. Please note that the property is subject to a lease with an absent landlord, which may impact mortgage availability. Prospective buyers are advised to consult their mortgage lender for guidance before proceeding with an application.

**Anti Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



Bedroom Two



Bathroom



Driveway

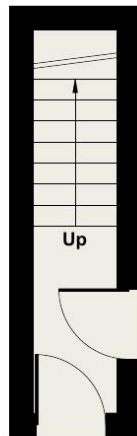
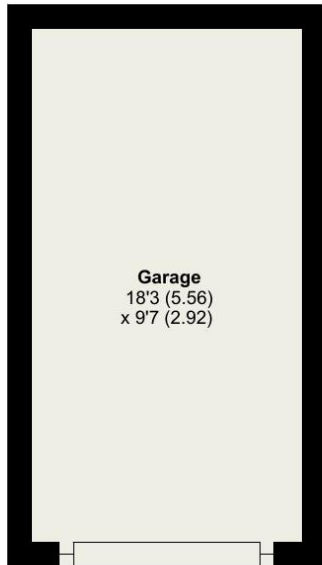
# Morecambe Road, Morecambe, LA3

Approximate Area = 957 sq ft / 88.9 sq m

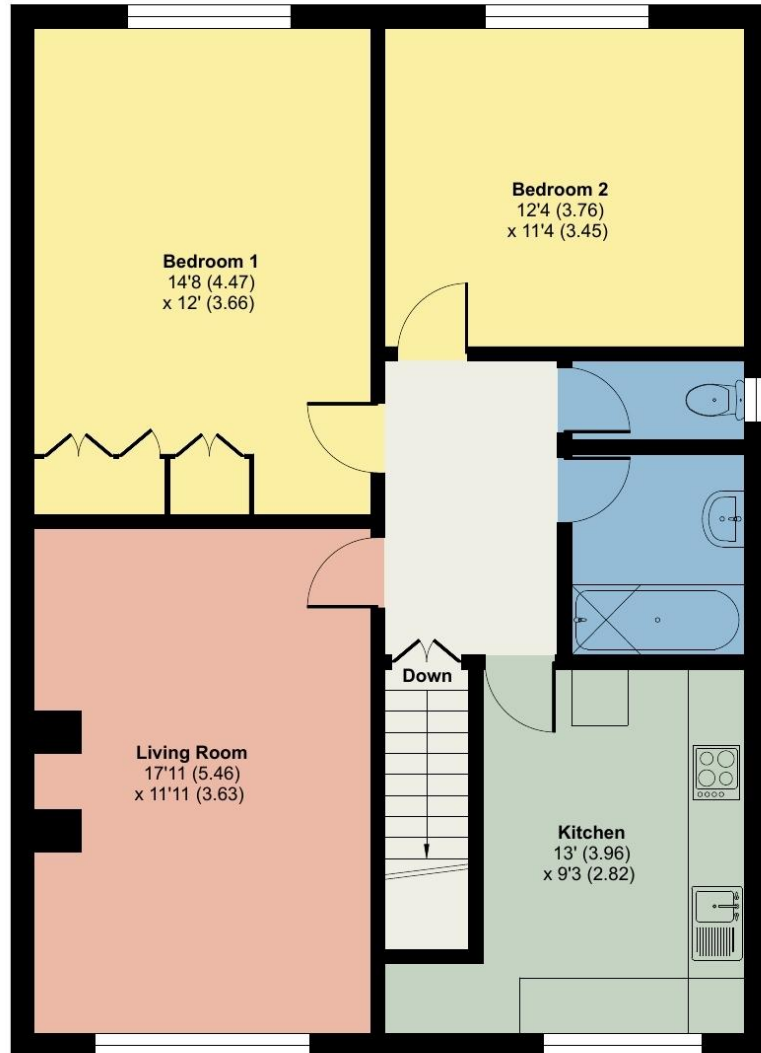
Garage = 177 sq ft / 16.4 sq m

Total = 1134 sq ft / 105.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1138560

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