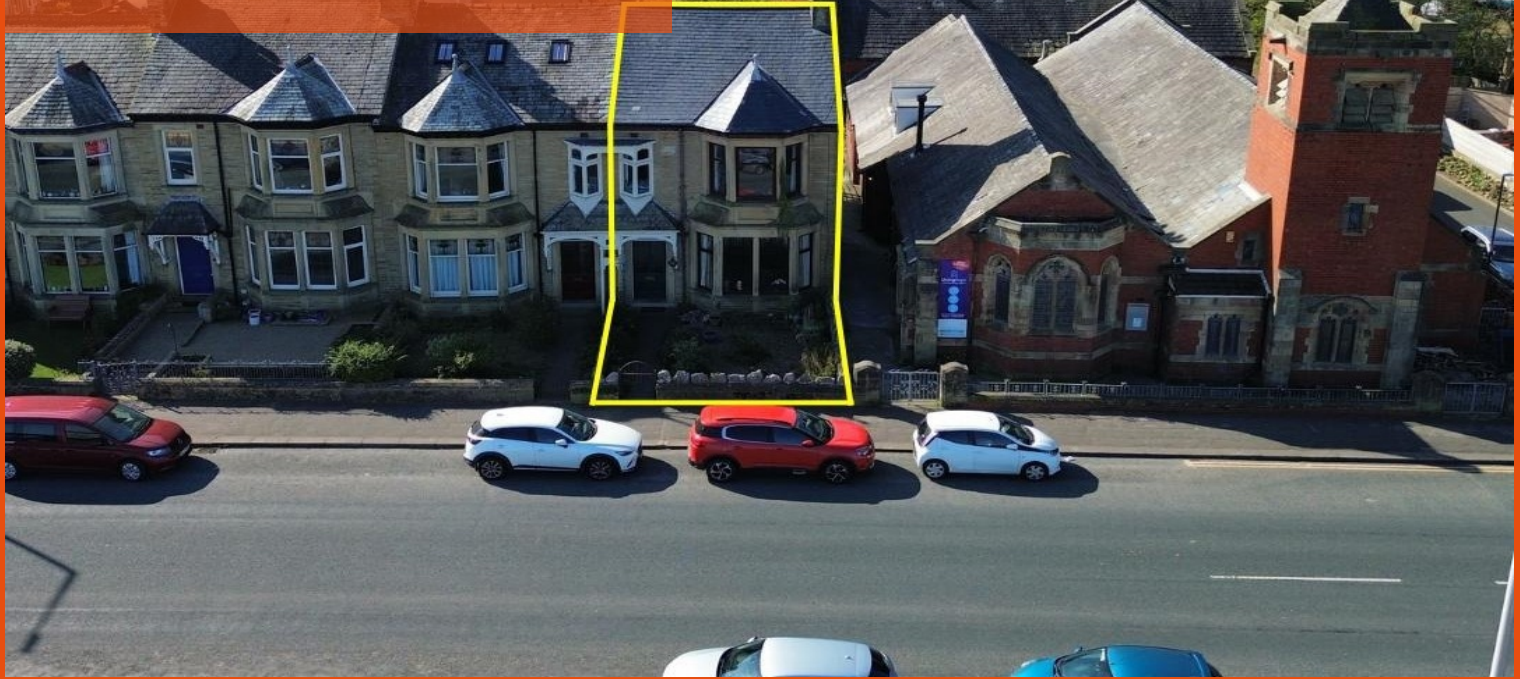


FOR SALE

£450,000 for the Freehold
2,400 Sq Ft



FOR SALE - 2 SUBSTANTIAL FLATS, MARINE ROAD EAST, MORECAMBE

- SEE VIRTUAL TOUR
- Traditional End House
- Two Self Contained Flats
- Rear Parking With Two Garages
- Walking Distance To Proposed Eden Project
- First Floor Currently Occupied As A Home

 **FISHER
WRATHALL**
COMMERCIAL

382, MARINE ROAD EAST, MORECAMBE, LA4 5AJ

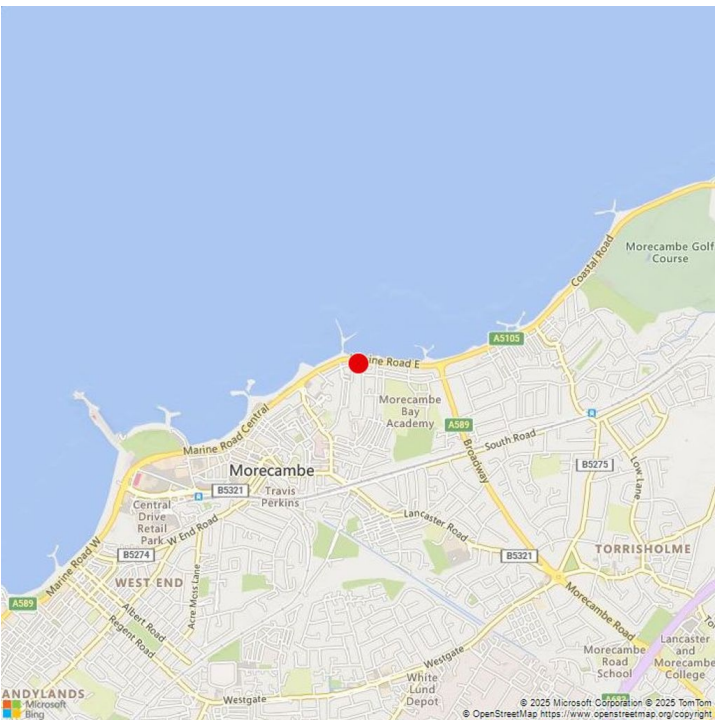
Location

Morecambe is an extremely popular traditional seaside holiday resort sitting on the eastern shores of Morecambe Bay looking towards the Lakeland Fells.

Preston is located some 28 miles to the south, Lancaster 3 miles to the east and to the north west and north east lie the Lake District and Yorkshire Dales National Parks respectively.

Morecambe is benefitting from ongoing development and regeneration initiatives including the proposed Eden Project for which a planning application has been submitted and approved but awaits satisfactory funding.

Designed to take into account the ecology of the Bay, the Eden Project will further enhance the tourist and resident attraction of Morecambe, once built, as well as further improve student diversity in conjunction with Lancaster University.



Description

FOR SALE - A traditional end house divided into 2 fully self contained substantial flats in much sought after location overlooking Morecambe Bay.

Really spacious flats currently used as a home with an income both enjoying excellent views to the front with the benefit of rear parking with 2 garages.

Very deceptive apartments offering good accommodation with spacious rooms, light and airy.

Viewing absolutely essential to fully appreciate the accommodation on offer.

Disclaimer: These particulars are for general information purposes only and do not represent an offer of contract or part of one. Fisher Wrathall Commercial has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Fisher Wrathall Commercial have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.

Accommodation

Traditional substantial end terraced residence in prime sea front location.

The property has been split into 2 fully self contained flats for a number of years which provide a home with an income, currently the ground floor flat is let through Sykes holiday cottages with the first floor flat occupied by the owners.

Excellent open marine views to the front and the additional benefit of some off road parking to the rear with each flat having a garage.

Front garden area. Rear access for cars leading to 2 Garages.

Rear stable door to balcony with staircase leading down to the rear garden.

Large basement.

	Sq Ft	Sq M
Lounge	253	23.5
Bedroom	183	17
Dining Kitchen	135	12.54
Conservatory	57	5.3
Bedroom (1st Floor)	187	17.37
Lounge (1st Floor)	230	21.37
Bedroom (1st Floor)	11	1.02
Dining Kitchen	130	12.08
Basement	233	21.65
Garden		0
TOTAL	2,400	222.96

Services

All mains services available. Each flat has separate services and gas central heating from separate boilers.

EPC

Flat 1 - 64 D
Flat 2 - TBC

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.
Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk

Patrick Charnley
patrick@fwcommercial.co.uk

John Davenport
john@fwcommercial.co.uk