

FOR SALE

£115,000 for the Freehold
751 Sq Ft



FOR SALE - RESIDENTIAL INVESTMENT OPPORTUNITY, GRANVILLE ROAD, MORECAMBE

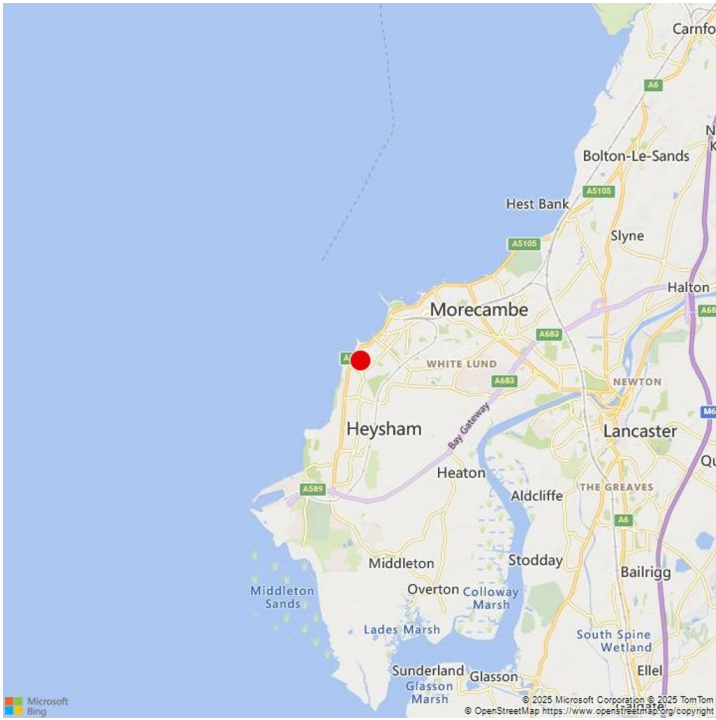
- Located one turn off Morecambe Promenade
- Ideal Investment Opportunity
- Council Tax Band - A
- Rolling tenancy agreement
- Family Home for the past 4 Years
- Managed by Parkinson Property



21 GRANVILLE ROAD, HEYSHAM,
MORECAMBE, LANCASHIRE, LA3 1EB

Location

Located one turn off Morecambe's stunning promenade. Schools, shops, and leisure facilities are all close by, making it an ideal family home. The area also offers convenient access to Lancaster, the Bay Gateway, and the M6 motorway, ensuring strong transport connections both locally and beyond. With the proposed Eden Project nearby, this location is set to enjoy even greater appeal in the years to come.



Description

FOR SALE - Attractive investment in an upcoming area of Morecambe, close to the proposed Eden Project. Currently let to a family at £625 per month, with the tenant covering all bills. Managed by Parkinson Property, Lancaster, on a rolling tenancy agreement.

A hassle-free, income-generating asset with potential for increased rental figures as the area continues to develop. Current gross yield of 6.52% with increase potential.

Accommodation

The property offers well-planned living space, comprising a welcoming living room, fitted kitchen, separate utility room, bathroom, and two spacious bedrooms. Externally, there is a rear yard and good on-street parking available.

	Sq Ft	Sq M
Kitchen	150	13.93
Living Room	150	13.93
Bedroom 1	153	14.21
Bedroom 2	179	16.63
Bathroom	85	7.9
TOTAL	751	69.77

Services

All services connected.

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.

EPC

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Tenure

Freehold.

Lease Terms

Tenant on a rolling tenancy.

Legal Costs

Each party responsible for their own legal costs.

Council Tax Band

Tax band A.

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



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