



**R&B**  
ESTATE AGENTS

116, Chatsworth  
Road, Morecambe, LA3 1BL

116, Chatsworth Road, , Morecambe

## The property at a glance 2 1 1

- Two Bedroom Maisonette
- Fitted Kitchen Diner
- Generously Proportioned Lounge
- Close by to Local Amenities
- Private Terrace Area
- Allocated Parking Space
- Gas Central Heating
- Leasehold
- EPC: C
- CTB: A

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**£115,000**

# Get to know the property



Superb two bedroom maisonette located close to Morecambe sea front and local amenities, boasting its own private terrace and allocated parking space!

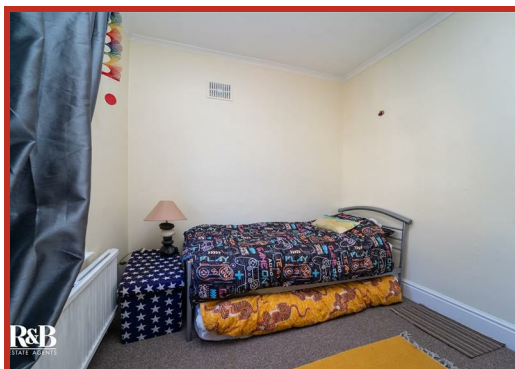
Set over the first and second floors of the building, this maisonette is accessed via external steps which lead up to the private terrace area and the entrance porch. Upon entering the property, you are welcomed into the spacious kitchen diner which offers a good range of wall and base units with an inset sink and drainer. Flowing on from the kitchen, is the homely lounge where the stairs to the first floor are located. From the first floor landing you there is access to the first double bedroom and the three piece bathroom suite which comprises of a panelled bath with shower above, low flush WC and wash hand basin.

From the half landing there are a few steps leading up to the second double bedroom. Furthermore the property benefits from gas central heating and double glazing throughout and externally, an allocated parking space.

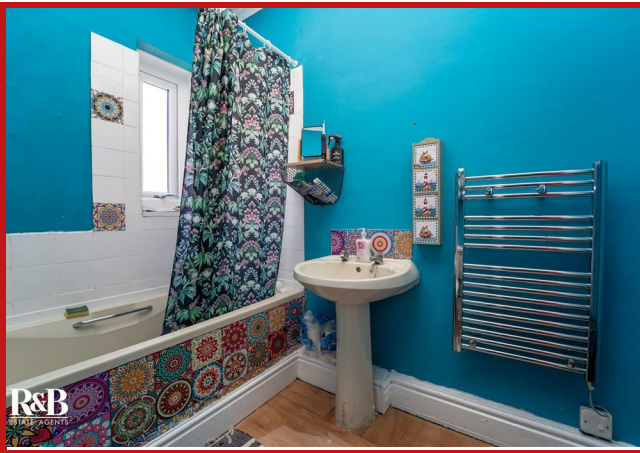
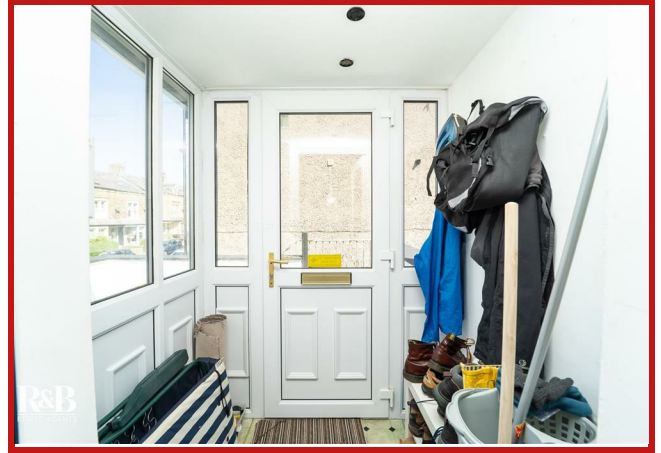
The property is perfect for an investor or first time buyer looking to get onto the property ladder.

Situated in Morecambe, the property is in an ideal location close to the sea front with nearby local amenities including shops, schools and bus routes. Morecambe train station and bus station are also nearby. The Bay Gateway link road also benefits the area, providing convenient access to the M6 motorway.

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.



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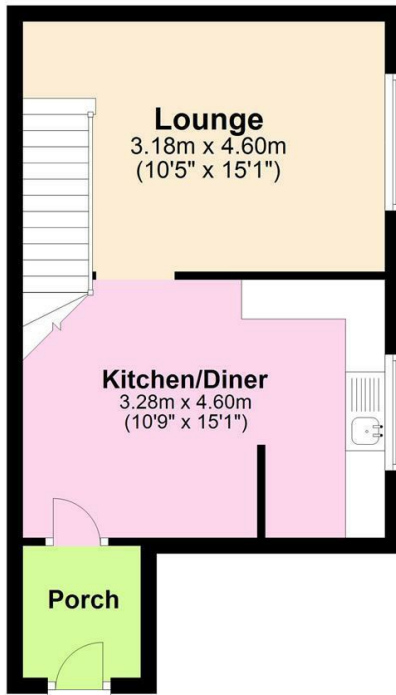
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# Take a nosey round

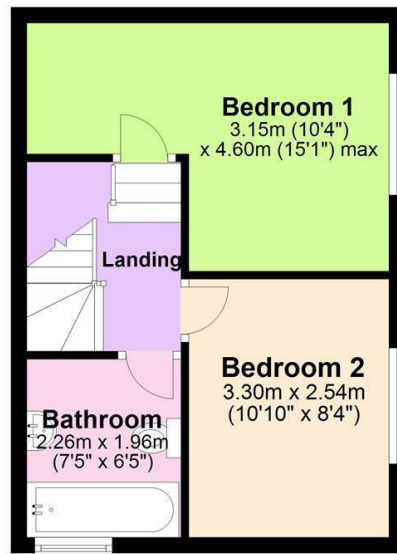
## First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



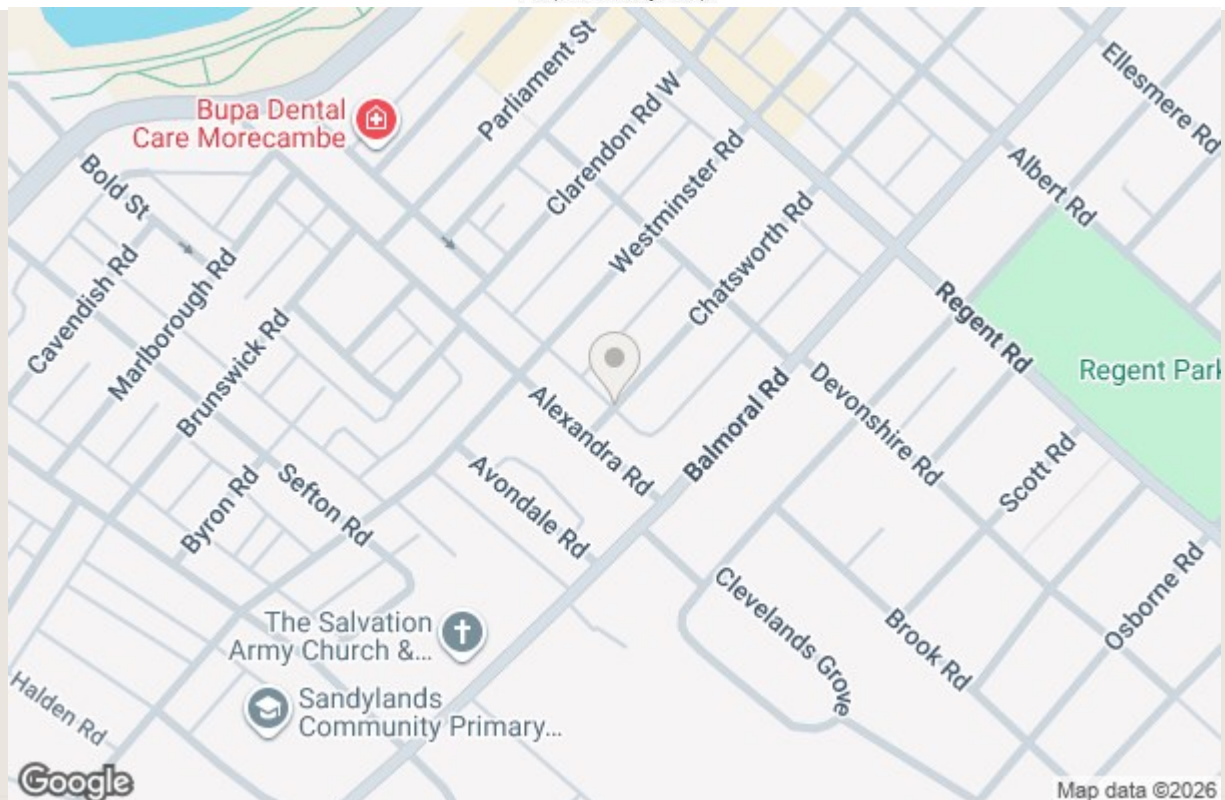
## Second Floor

Approx. 30.1 sq. metres (323.5 sq. feet)



Total area: approx. 62.8 sq. metres (676.3 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
		EU Directive 2002/91/EC	

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