







1 Bed
Flat
located in

Jennings estate agents

174 Euston Road
Morecambe
LA4 5LE

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Asking price £60,000

Jennings Estate Agents are pleased to offer this ground floor apartment in Morecambe. Great investment opportunity, because the property is being sold with a sitting tenant. The current landlord is achieving a 8.5% yield return per year. Spacious apartment with two large reception rooms and kitchen.

The property features; secure communal entrance. The lounge has a bay window to the front aspect. Open plan to the dining area, with access leading to the single bedroom. Good sized kitchen with space for appliances. Inner hallway gaining access to the bathroom and communal yard.

Viewings are highly recommended, so please contact the office on 01524 926007, or email us on office@jeagent.com

Communal Entrance
Communal entrance leading to-

Lounge
12'4" x 16'10"
(into bay)
Double glazed uPVC bay window to the front aspect. Double radiator. Electric fire with surround. Coving to ceiling. Open plan to-

Dining Room
6' x 17'2"
(max)
Radiator.

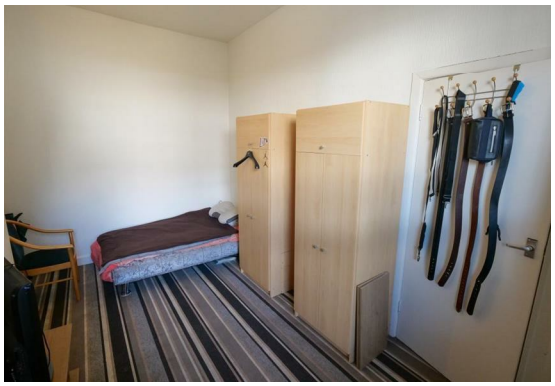
Bedroom
14'10" x 9'5"
(into recess)
Double glazed uPVC window to the rear aspect. Double radiator.

Kitchen
9'5" x 13'1"
Fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a sink unit. Electric oven, four ring gas hob and extractor fan. Space for a fridge freezer and washing machine. Two single glazed windows. Double radiator.

Inner Hall
Single glazed window to the side. Radiator. Door leading to the rear yard.

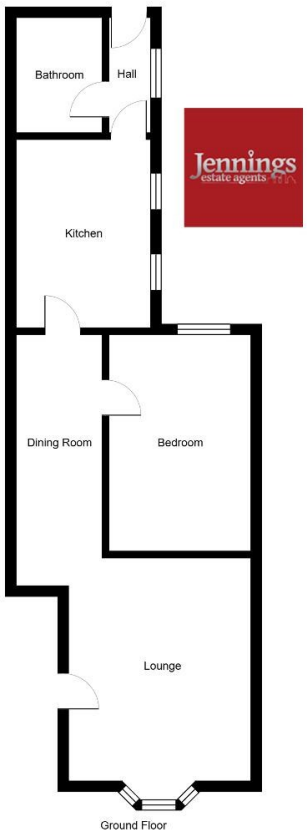
Bathroom
Three piece suite comprising; bath, wash hand basin and WC. Radiator. Double glazed uPVC window to the rear.

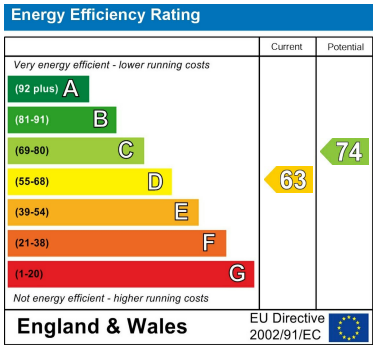
External
Enclosed communal yard with single gated access.





Euston Road, Morecambe, LA4 5LE





EPC Rating: D
Council Tax Band: A

DIRECTIONS

CONTACT

50 North Road
Lancaster
LA1 1LT

E: office@jeagent.com

T: 01524 926007

jeagent.com