

76 Granville Road, Morecambe, LA3 1ED



£190,000

This spacious semi-detached family home is set over three floors and offers four bedrooms along with a family bathroom, providing flexible accommodation ideal for families or investors alike.

The property has been successfully let to the same family for the past eight years, making it a fantastic opportunity for anyone seeking a ready-made investment with a reliable rental history. It is currently let at £850.00 per month, generating an annual gross income of £10,200.

Internally, the home has been well-maintained and offers generous living space throughout. The ground floor features two reception rooms, providing comfortable areas for both relaxation and dining, along with a spacious kitchen that offers plenty of room for everyday family living.

The first floor comprises two bedrooms, the family bathroom, and a separate WC. The second floor provides two additional bedrooms, creating a versatile space that could be used for larger families, guest rooms, or a home office.

Externally, the property benefits from a charming front garden, adding to its kerb appeal, while the rear offers a useful storage shed.

The home is conveniently located in the ever-popular area of Lower Heysham, positioned between Higher Heysham and Morecambe town centre. The area is well served by local amenities, including shops, schools, and regular bus routes along Heysham Road. The picturesque seafront is also within walking distance, offering pleasant coastal walks and open views across Morecambe Bay.

Vestibule

Door to the hallway.

Entrance Hallway

Stairs to the first floor.

Lounge



Double-glazed bay window to the front, fireplace with an inset electric coal-effect fire, cupboard housing the consumer unit, carpeted floor, radiator.

Dining Room



Single-glazed window to the side, laminate floor, radiator, undestairs storage cupboard.

Kitchen



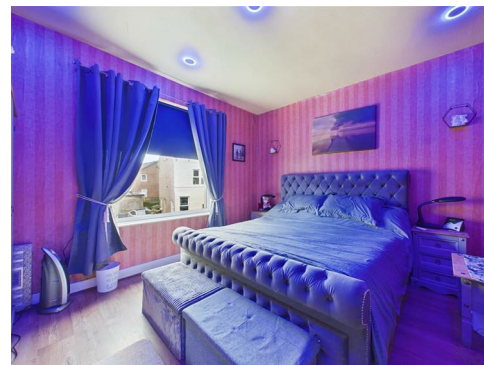
Double-glazed windows to the rear and side, a range of matching wall and base units, stainless steel sink, plumbing for washing machine,

space for fridge/freezer, eight-ring gas hob and extractor hood, two electric ovens and grill, Ideal combi boiler, door to the garden, laminate floor, radiator.

First Floor Landing

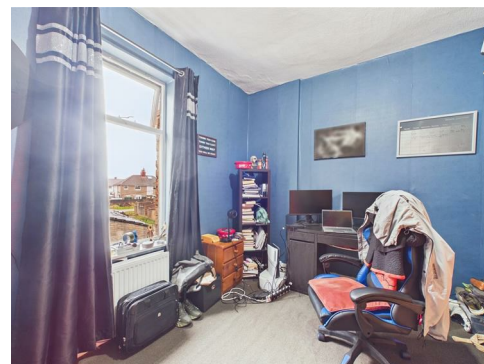
Stairs to the second floor, single-glazed window to the rear.

Bedroom One



Double-glazed window to the front, laminate floor, radiator.

Bedroom Two



Single-glazed window to the side, carpeted floor, radiator.

Bathroom



Double-glazed frosted window to the side, bath with Triton electric shower, wash hand basin, extractor fan, radiator, vinyl floor.

W.C.

Double-glazed frosted window to the rear, vinyl floor, electric radiator, W.C.

Second Floor Landing

Bedroom Three



Double-glazed velux window and window to side, built-in storage cupboard, laminate floor, radiator, and under eaves storage.

Bedroom Four



Double-glazed window to the front, built in storage cupboard, carpeted floor, radiator.

Outside



Garden area to the front with various trees plants and shrubs, storage shed, water tap, patio area, gate to access the rear.

Useful Information

Tenure Freehold

Council Tax Band (A) £1,605

No Onward Chain

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