



4 Woodhill Avenue,
Morecambe, LA4 4PF

4 Woodhill Avenue, , Morecambe

The property at a glance

2  1  1 

- Semi Detached Bungalow
- Double Bedroom
- Convenient Residential Location
- Good Sized Lounge
- Kitchen & Bathroom
- Front & Rear Garden
- Tenure: Freehold
- CTB: B
- EPC:



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£160,000

Get to know the property

Nestled a short stroll from the cricket club, play parks and local store, yet within easy walking distance of Morecambe town centre, this delightful semi-detached bungalow offers a wonderful opportunity for investors for those looking for a long term home in a sought after location.

Built in 1935, the property boasts convenience, characterful charm, a good sized, west facing garden and off road parking.

The accommodation, spanning an inviting 721 square feet, comprises 2 double bedrooms, a well proportioned reception room providing space for relaxation and entertainment, and a family bathroom.

There is potential to extend both ground and first floor levels (subject to planning permission) and an outside office/summer house to create a large, comfortable family home..

Situated in a sought after residential location, the bungalow benefits from a friendly community atmosphere, is close to local amenities, parks and transport links, making it a practical choice for families, investors and individuals alike.

The property is currently tenanted with a reliable, long term tenant,

Properties of this type in such a quiet but central location rarely come onto the open market.

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.

4 Woodhill Avenue, Morecambe, LA4 4PF



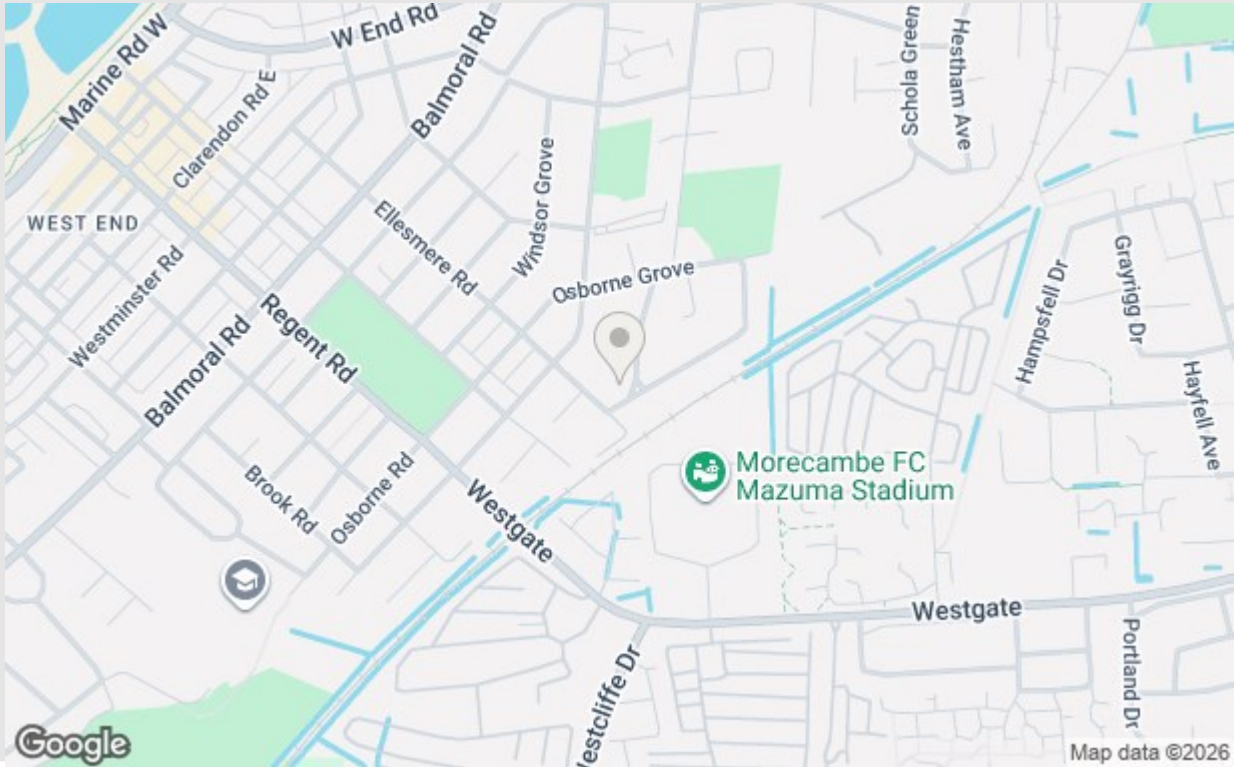
Get in touch today

01524 401402

info@gfproperty.co.uk

gfproperty.co.uk

Take a nosey round



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	