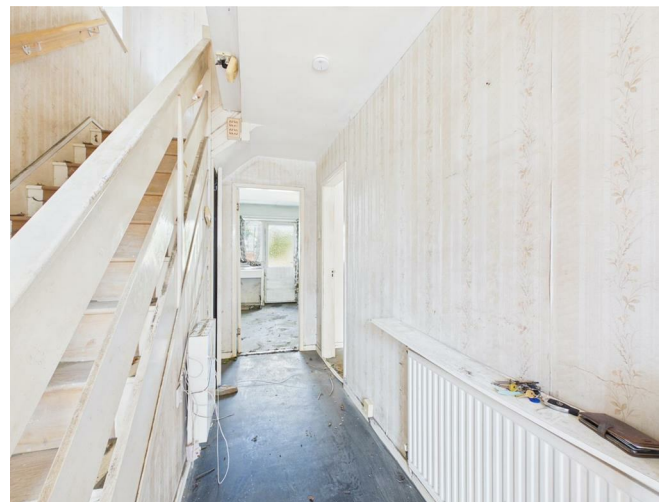


## 38A Battismore Road, Morecambe, LA4 4QG



**£175,000**



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This three-bedroom semi-detached property offers an excellent opportunity for those seeking a renovation project. Requiring comprehensive modernisation throughout, the property has tremendous potential to be transformed into a wonderful family home in this highly sought-after residential location.

Externally, the property benefits from a garage and an enclosed rear garden, providing useful outdoor space and scope for further improvement.

The accommodation currently comprises a lounge and kitchen/diner to the ground floor, with three bedrooms and a wet room to the first floor.

Please note that the property is fitted with a basic kitchen, and prospective purchasers are advised to satisfy themselves regarding mortgage availability. We strongly recommend consulting with a mortgage adviser before incurring any associated costs.

With its generous accommodation, desirable location, and significant scope for enhancement, this property presents an exciting opportunity for investors, developers, or buyers looking to create a home tailored to their own tastes and requirements and is sold as seen.

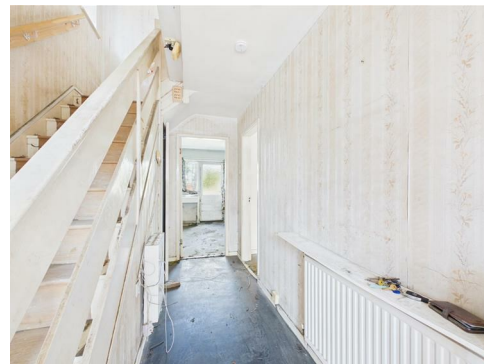
The property occupies a highly convenient position, ideally located within easy walking distance of Morecambe town centre, where a wide range of shops, cafés, restaurants, and everyday amenities can be found. Morrisons supermarket, the railway station, and Morecambe's renowned seafront promenade are all situated within

approximately half a mile, making this an excellent location for those seeking both convenience and connectivity. The promenade offers miles of coastal walks, stunning views across Morecambe Bay towards the Lake District fells, and a variety of leisure and recreational opportunities, while excellent transport links provide easy access to Lancaster and the surrounding areas. This well-connected setting is perfectly suited to a range of buyers, combining the benefits of town-centre amenities with the appeal of the nearby coastline.

### Entrance Vestibule

Door to the hallway, cupboard housing the electric meter and former gas connection.

### Hallway



Stairs to the first floor, understairs storage cupboard, radiator (not in use).

### Lounge



Double glazed window to the front, gas fire (disconnected), radiator (not in use) electric radiator.

### Open Plan Kitchen/Diner



Double glazed windows to the rear, stainless steel sink, plumbing for washing machine, storage cabinets, Worcester combi boiler (not tested), door to the garden, two radiators, (not in use).

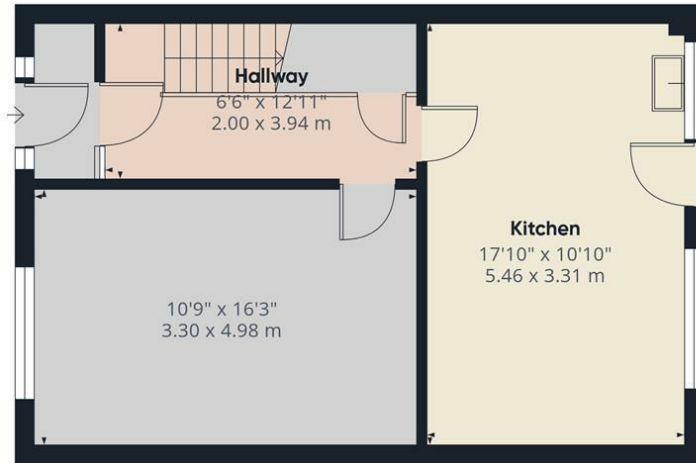
### First Floor Landing

### Bedroom One

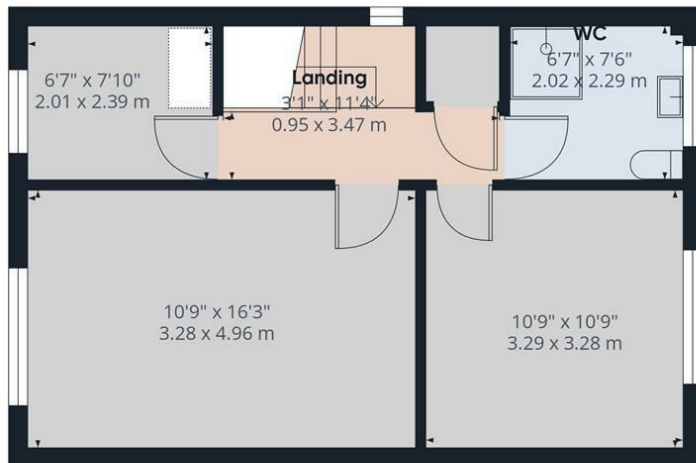


Double glazed window to the front, radiator (not in use) electric radiator.





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**  
905 ft<sup>2</sup>  
84.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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