



2 Morecambe Street,  
Morecambe, LA4 5HE

2, Morecambe Street, Morecambe

## *The property at a glance*



- Calling All Landlords & Investors
- Unique Property With Two Units Having Separate Access
- Commercial Unit Downstairs & Residential Space Upstairs
- SOLD WITH TENANTS IN SITU
- Stunning Seafront Boasting World Famous Sunsets
- Wonderful Coastal Walks With An Abundance Of Nature
- Tenure: Freehold
- Property Banding:
- Promenade & Town Centre Amenities
- EXCELLENT INVESTMENT OPPORTUNITY



Get in touch today

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

# £190,000

# Get to know the property



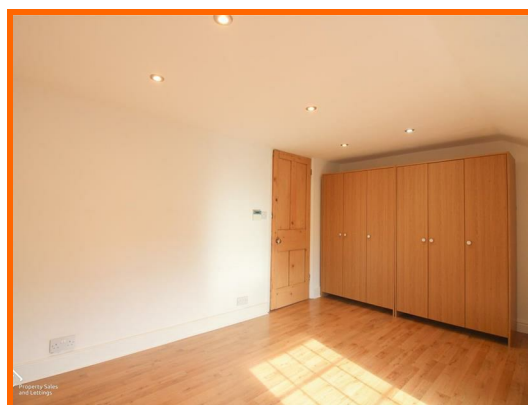
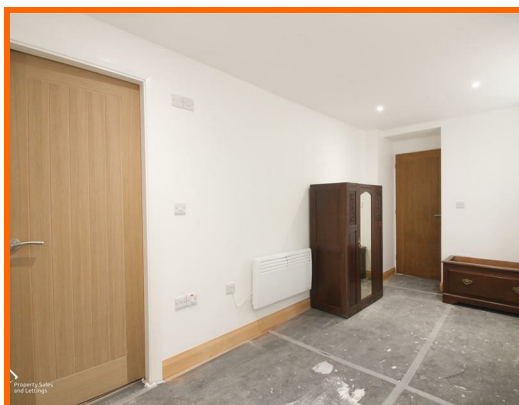
Nestled in the charming locale of Morecambe Street, this property presents a unique opportunity for landlords who are looking to buy to let! Offering a commercial unit on the ground floor along with a well-proportioned two bedroom maisonette to the first and 2nd floor. This upper maisonette offers a perfect blend of space and functionality.

The property features a thoughtfully designed layout, ensuring that every corner is utilised effectively. The bathroom is conveniently located, catering to the needs of modern living. The end-terraced design not only provides added privacy but also enhances the overall appeal of the home.

One of the standout features of this property is its proximity to the stunning seafront. Residents can enjoy leisurely coastal walks, taking in the picturesque views and fresh sea air. This prime location is ideal for those who appreciate the beauty of coastal living while still being close to local amenities.

Additionally, the property includes a commercial section, presenting an excellent investment opportunity for those looking to expand their portfolio. Whether you are seeking a new home or a promising investment, this property on Morecambe Street is sure to impress. With its desirable location and versatile features, it is a rare find in today's market. Don't miss the chance to make this charming house your own.

\*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 £75 inclusive of VAT and will be charged before the offer can be officially accepted.





## Commercial Space

Ground Floor

### Reception Room

UPVC bay window, radiator, smoke alarm, spotlights, two Inglenook fireplaces, laminate flooring, doors to reception two, kitchen and cellar.

### Kitchen

Mis of wall and base units with laminate worktops, integrated oven in high rise unit, four ring induction hob, extractor fan, sink with mixer tap and draining board, panelled splashback, spotlights and tiled flooring.

### Reception Room Two

Two UPVC windows, radiator, spotlights and door to shower room.

### Shower Room

Dual flush WC, vanity wash basin with mixer tap, electric shower in cubicle, extractor fan, spotlights, fully tiled surround and vinyl flooring.

## First Floor Flat

### Entrance Hall

UPVC door into entrance hall, radiator, alarm control and stairs to flat.

### Half Landing

Stairs to first floor landing, WC and shower room.

### WC

UPVC window, low flush WC, partially tiled surround and vinyl flooring.

### Shower Room

UPVC window, radiator, vanity wash basin with mixer tap, electric shower in cubicle, extractor fan, panelled walls, panelled ceiling and vinyl flooring.

### First Floor Landing

Radiator, door to kitchen, living room and stairs to second floor.

### Living Room

UPVC tilt and turn window, two radiators, two wall lights and laminate flooring.

### Kitchen

UPVC window, radiator, mix of wall and base unit with laminate worktops, integrated oven in high rise unit, four ring induction hob with acrylic splash back, extractor fan, one and a half bowl sink with mixer tap, panelled splashback, space for dishwasher, washing machine, fridge, spotlight and vinyl flooring.

## Second Floor

### Landing

UPVC window, radiator, storage cupboard, doors to bedroom one and two.

### Bedroom One

UPVC tilt and turn window, radiator, spotlights, alarm panel and laminate flooring.

### Bedroom Two

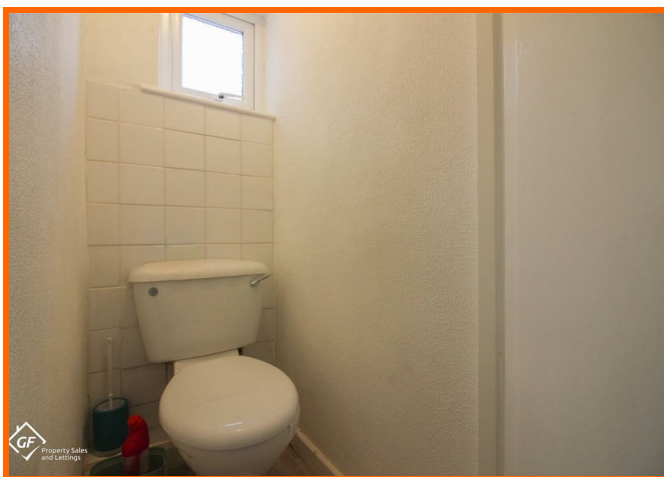
UPVC window, radiator and laminate flooring.



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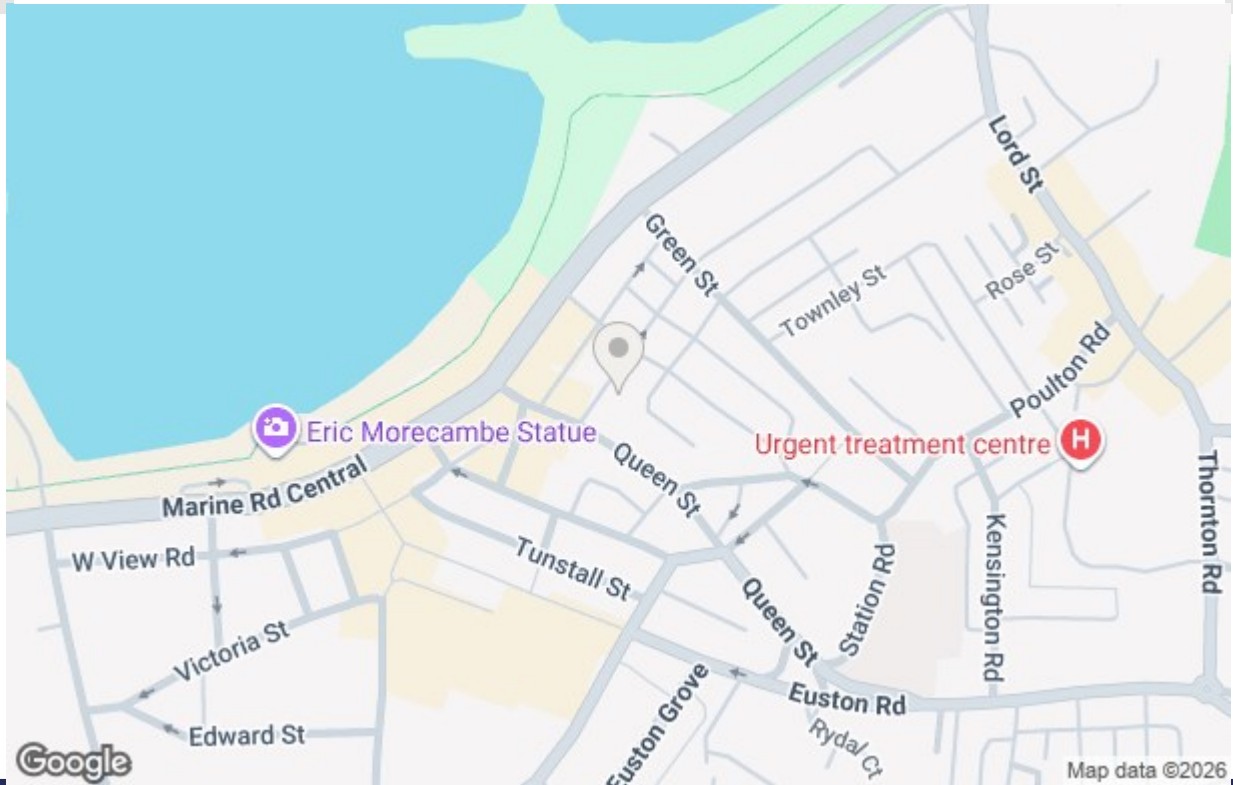
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	