



328 Marine Road Central,  
Morecambe, LA4 5AA

328, Marine Road Central, Morecambe

## *The property at a glance*

5  2  3 

- Fantastic Investment Opportunity
- Situated On The Stunning Seafront
- Uninterrupted Sea Views
- Across 4 floors
- Parking To The Rear
- Tenure: Freehold
- Property Band:
- EPC: D
- Cafe;s Restaurants, Wine Bars With Walking Distance
- Coastal Walks & Transport Links To Lake District



Get in touch today

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# £475,000

# Get to know the property



Positioned on the vibrant area of Marine Road Central, Morecambe, this impressive terraced house offers a generous living space of 1,959 square feet, making it an ideal choice for families or investors alike. With five well-proportioned bedrooms, this property provides ample accommodation for a growing family or the potential for rental income.

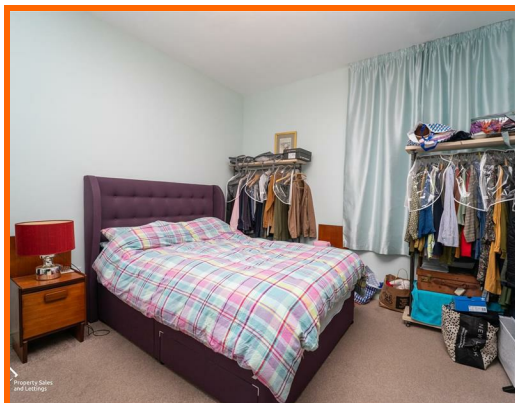
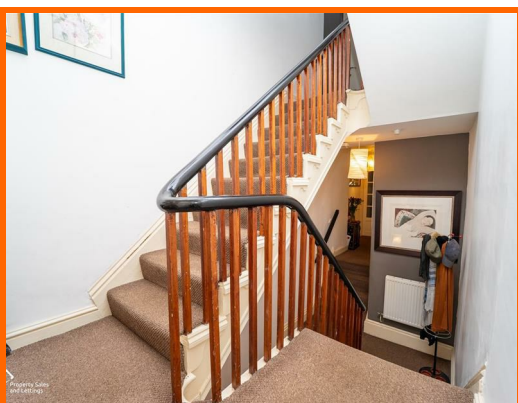
The house boasts three inviting reception rooms, perfect for entertaining guests or enjoying quiet family time. The layout is designed to maximise comfort and functionality, ensuring that every corner of the home is utilised effectively. Additionally, the property features two modern bathrooms, catering to the needs of a busy household.

One of the standout features of this property is the rear yard, which provides off-street parking, a rare find in such a central location. This added convenience enhances the appeal of the home, making it not only practical but also a desirable investment opportunity.

Situated in a lively area, residents will benefit from easy access to local amenities, including shops, restaurants, and the beautiful Morecambe Bay. The property is well-connected to public transport, making it easy to explore the surrounding areas.

In summary, this terraced house on Marine Road Central is a fantastic opportunity for those seeking a spacious family home or a lucrative investment. With its generous living space, multiple reception rooms, and convenient off-street parking, this property is sure to attract interest. Do not miss the chance to make this charming house your new home or investment venture.

For further information, please contact the office at your earliest convenience.





## Basement

Electricity, UPVC double glazed window, wood single glazed door to front.

## Ground Floor

UPVC double glazed bay window, electricity, open to workshop, door to yard.

## First Floor

### Hall 1

UPVC double glazed frosted door, wood single glazed door to hall.

### Hall 2

Original tiled floor, wood door to main hall.

### Hall 3

Stairs to second floor and first floor, doors to reception room, kitchen and utility.

## Utility

UPVC double glazed frosted door to rear, range of wall, drawer and base units, plumbing for washer/dryer, concealed combi Worcester boiler, lino floor.

## Kitchen

UPVC double glazed frosted window, central heating radiator, tiled splash back, range of wall, drawer and base units, 4 ring gas hob, electric oven, stainless steel sink with mixer tap and lino floor.

## Bedroom 1

UPVC double glazed window, central heating radiator, door to en-suite.

## En-Suite

Corner shower, electric dual flush WC, tiled splash back, pedestal sink with traditional taps, tiled floor.

## Reception Room

UPVC double glazed window, UPVC double glazed bay window, central heating radiator, door to bathroom.

## Bathroom

Central heating towel rail radiator, corner shower, dual flush WC, pedestal wash basin with traditional taps, half tiling to complement, tiled floor.

## Second Floor

### Landing

Stairs leading to both floors, doors to bedrooms, 2,3 and 4.

### Bedroom 4

2 x UPVC double glazed windows, central heating radiator, door to en-suite.

### En-Suite

UPVC double glazed frosted window, central heating towel rail, half tiled to complement, single main feed shower, pedestal wash basin and traditional taps, dual flush WC, extractor, tiled floor.

### Bedroom 2

UPVC double glazed window, UPVC double glazed bay window, central heating radiator, door to en-suite,

### En-Suite

Extractor fan, central heating towel rail, half tiling to complement, dual flush WC, pedestal sink with traditional taps, corner shower, tiled floor.

### Landing

Stairs to second floor, door to eaves, door to en-suite.

### En-Suite

Half tiling, single electric shower, pedestal sink with traditional tap, dual flush WC, tiled floor.

## Externally

Paving to the front and enclosed rear yard.

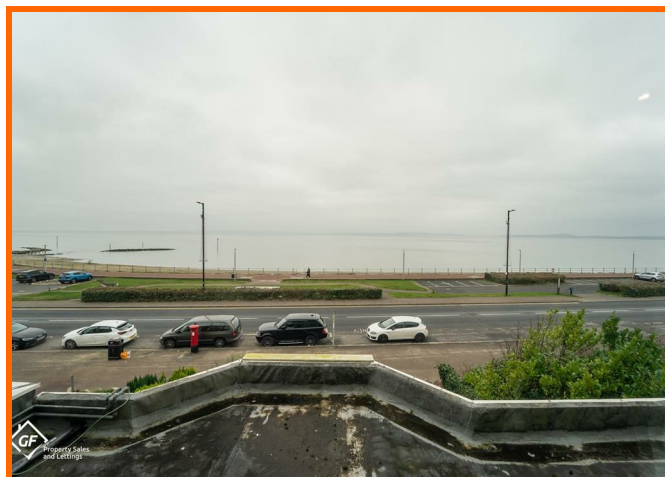
## Disclaimer

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.

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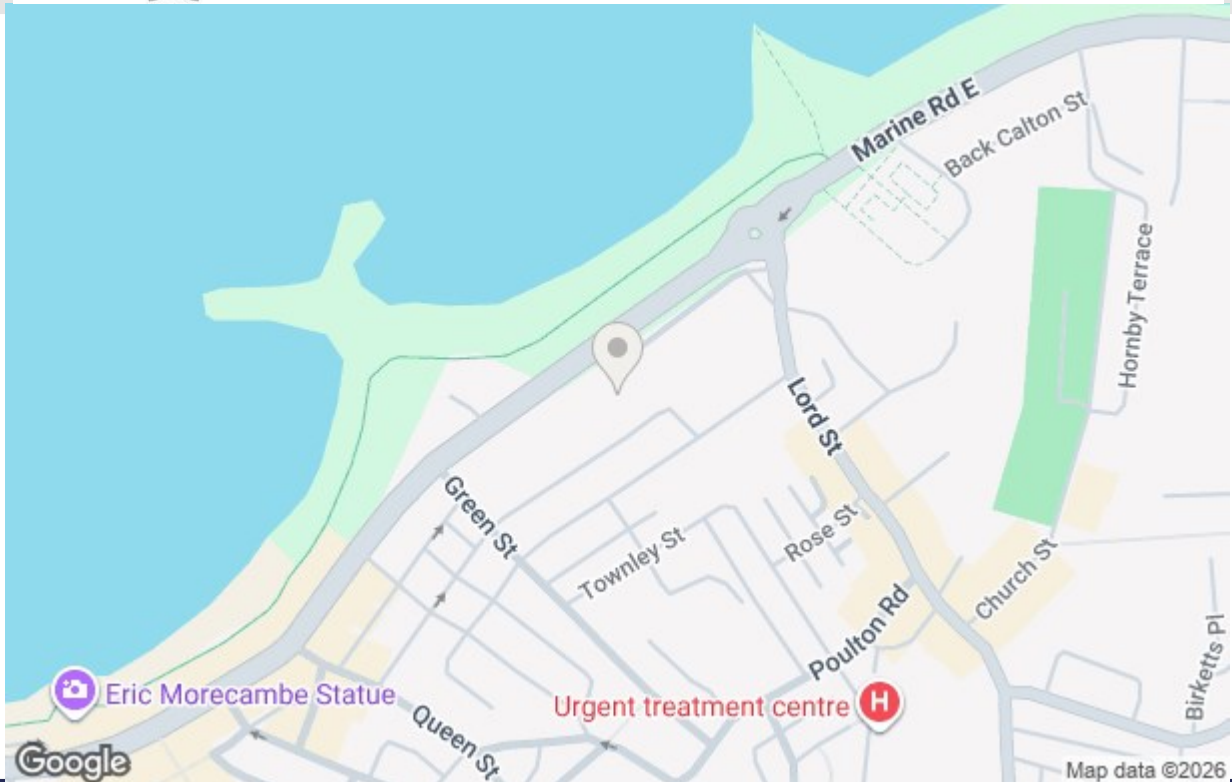
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# Take a nosey round



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

Energy Efficiency Rating: 57 (Current), 77 (Potential)

Environmental Impact (CO<sub>2</sub>) Rating: 57 (Current), 77 (Potential)