



14 Wastwater Drive,
Morecambe, LA4 5TS

14 Wastwater Drive, Morecambe

The property at a glance

2 1 1

- Lovely two bedroom apartment
- Bright reception room
- Fitted kitchen
- Close to schools
- Two double bedrooms
- Communal gardens
- Great transport links
- Tenure: Leasehold
- EPC Rating: C
- Council Tax Band: A



Get in touch today

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info@gfproperty.co.uk
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£65,000

Get to know the property

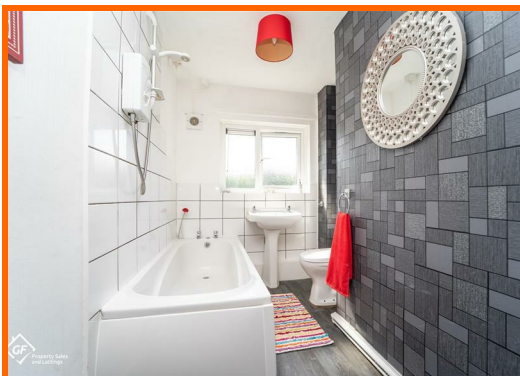
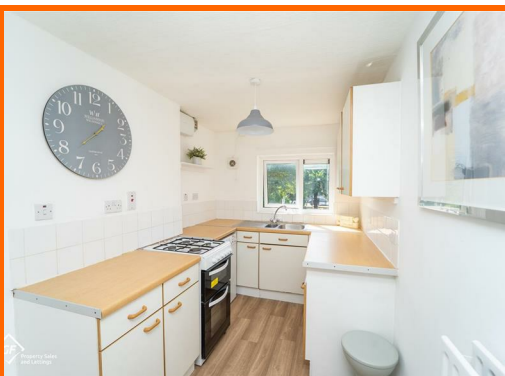
Welcome to this generously sized first-floor apartment located on Wastwater Drive in the charming town of Morecambe. This delightful property is perfect for first-time buyers, couples, or those looking to downsize, offering a comfortable and inviting living space.

As you enter, you will be greeted by a large and bright reception room, which serves as an ideal area for relaxation and entertaining. The fitted kitchen is well-equipped, providing a functional space for culinary pursuits. The apartment boasts two spacious double bedrooms, ensuring ample room for rest and personal belongings. The modern fitted three-piece bathroom suite adds a touch of contemporary elegance to the home.

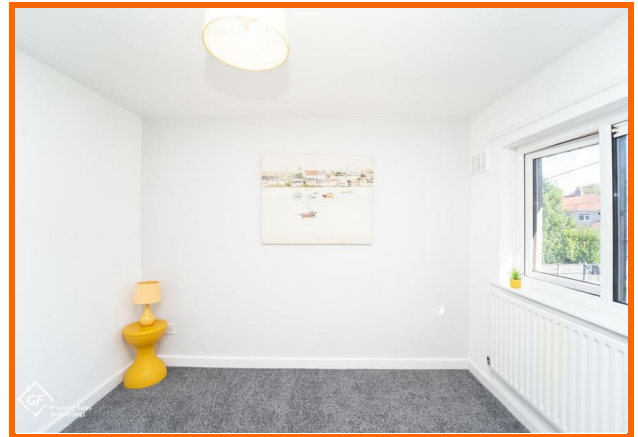
Outside, residents can enjoy the communal gardens, a lovely spot for unwinding in the fresh air. The property benefits from excellent transport links, making it easy to explore the surrounding areas. Additionally, it is conveniently located near local amenities and schools, catering to all your daily needs.

This apartment presents a wonderful opportunity to embrace a comfortable lifestyle in a vibrant community. Do not miss the chance to make this charming flat your new home.

*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.



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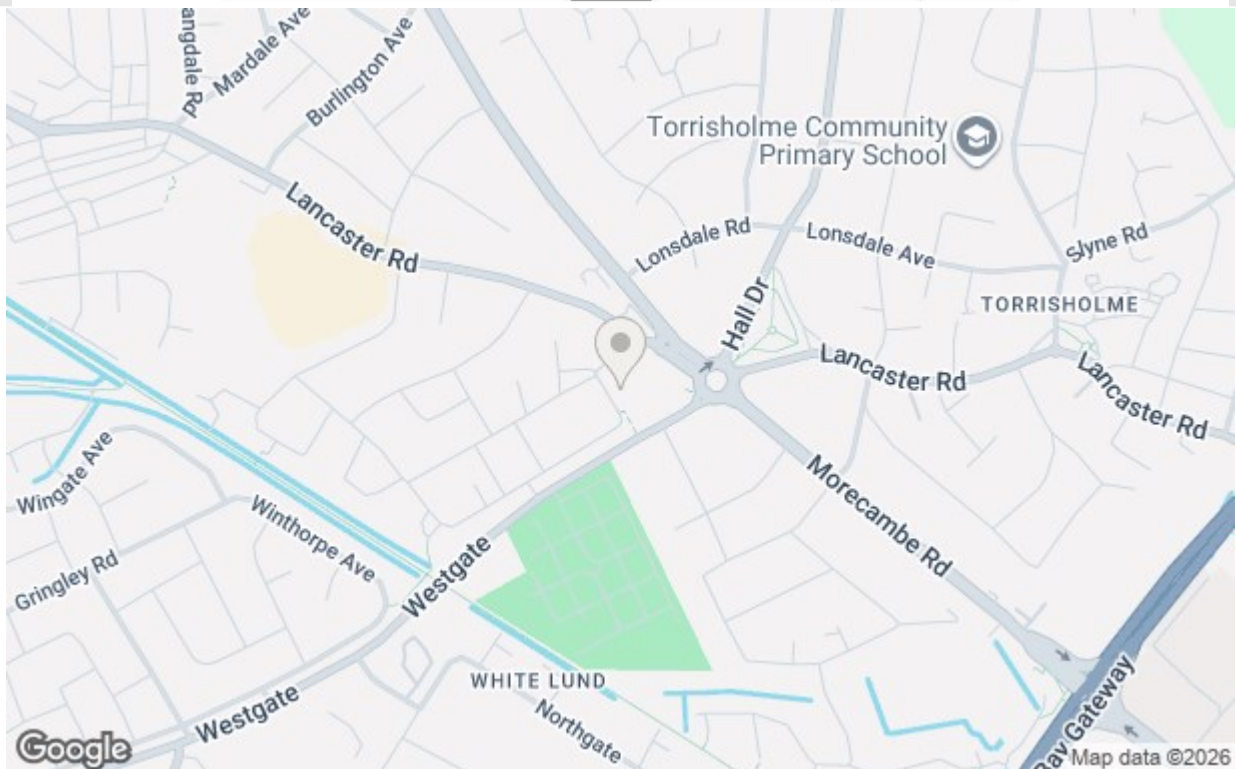
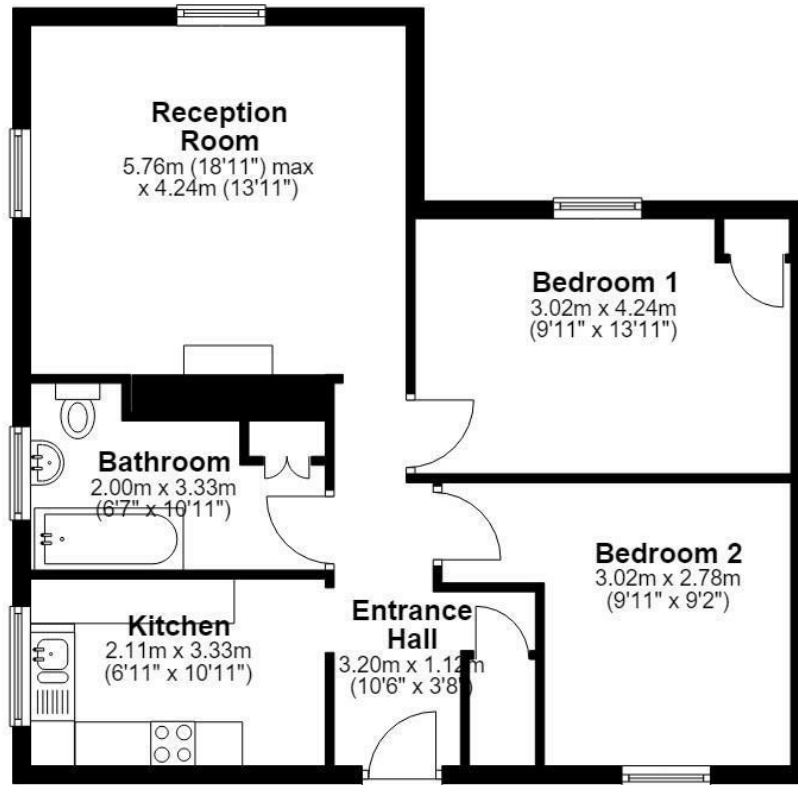
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Take a nosey round

Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	72
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			