



7 Byron Road, Heysham,  
Morecambe, LA3 1UQ

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## *The property at a glance*

2  1  1 

- Mid Terraced with Tenant in Situ
- Great Investment Opportunity
- Two Double Bedrooms & Loft Room
- Spacious Hallway & Two Reception Room
- uPVC Double Glazing & Gas Central Heating
- Fitted Kitchen, Bathroom & Separate WC
- Enclosed Rear Yard & Summerhouse
- Convenient Location With Local Amenities
- Band: A
- EPC: E

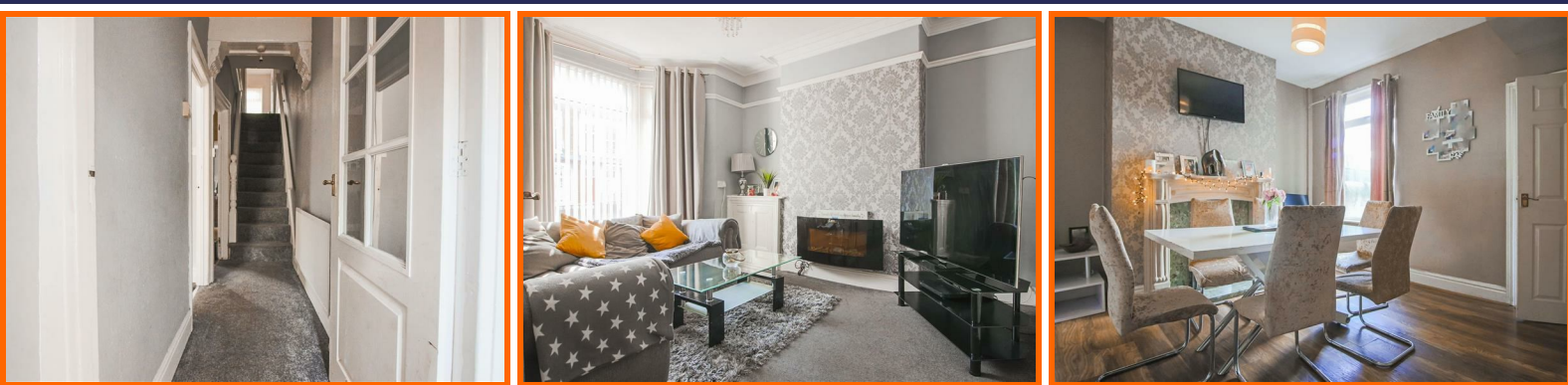


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# £120,000

# Get to know the property



This two bedroom mid terrace property, sold with tenant in situ is the perfect a buy to let investment, positioned in a cul-de-sac location and being only a short walk to the stunning seafront, promenade, transport links and amenities. Sold with tenant in situ.

Access to the property is from the front elevation into the entrance vestibule with door leading through to the spacious hallway which provides access to both reception rooms. The generous sized lounge is positioned to the front of the property boasting a bay fronted window and electric fire, the dining room is positioned to the rear of the property with wooden laminate flooring and feature fire in a granite surround and under stairs storage cupboard.

Leading from the dining room there is a fitted kitchen offering a range of wood effect units with integrated oven, hob, extractor fan and space for fridge freezer and washing machine with granite effect worktops and door leading out to the rear garden.

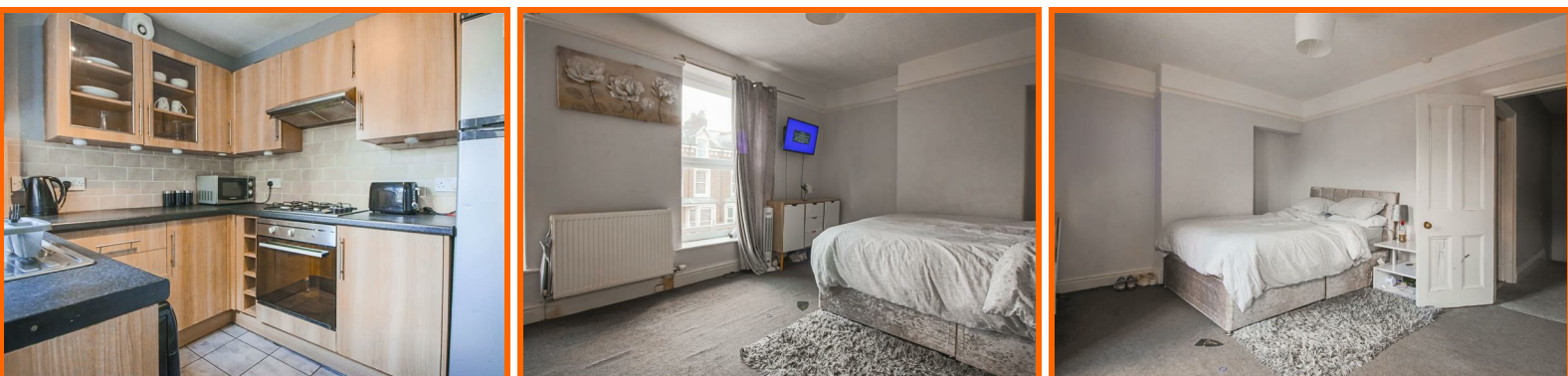
Rooms to the first floor include; two double bedrooms and a two piece bathroom suite comprising; panelled bath with shower above and a pedestal wash basin with part tiled walls and wood effect laminate flooring to complement. The WC is separate and positioned next to the bathroom. Furthermore, there is a large loft room which is fully boarded with two Velux windows.

Externally, there is a concrete yard to the rear with part paved patio and summerhouse.

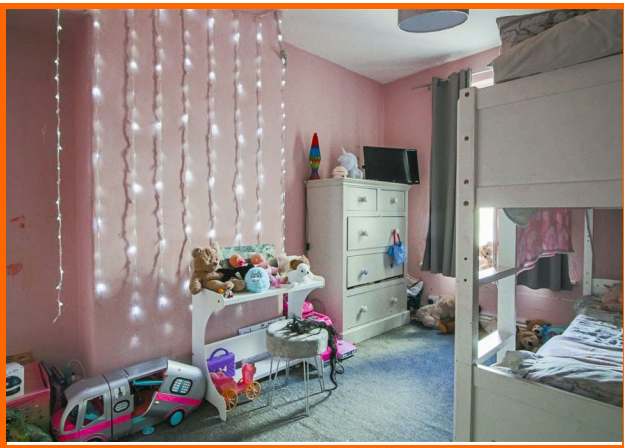
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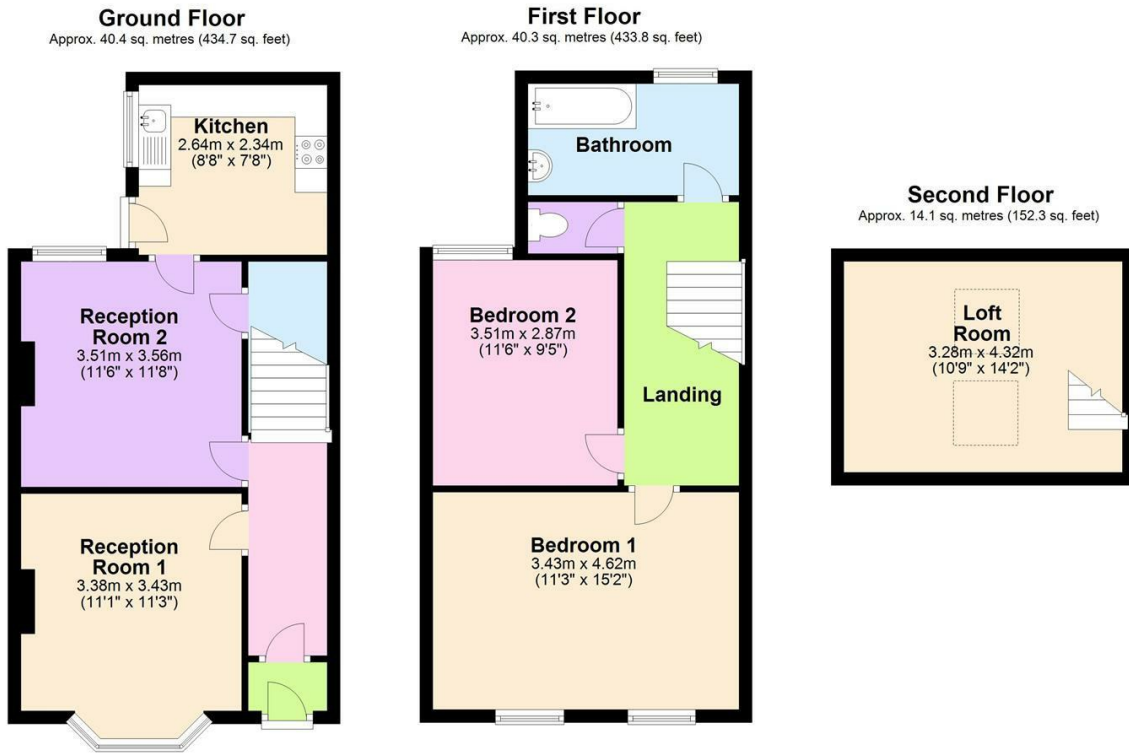
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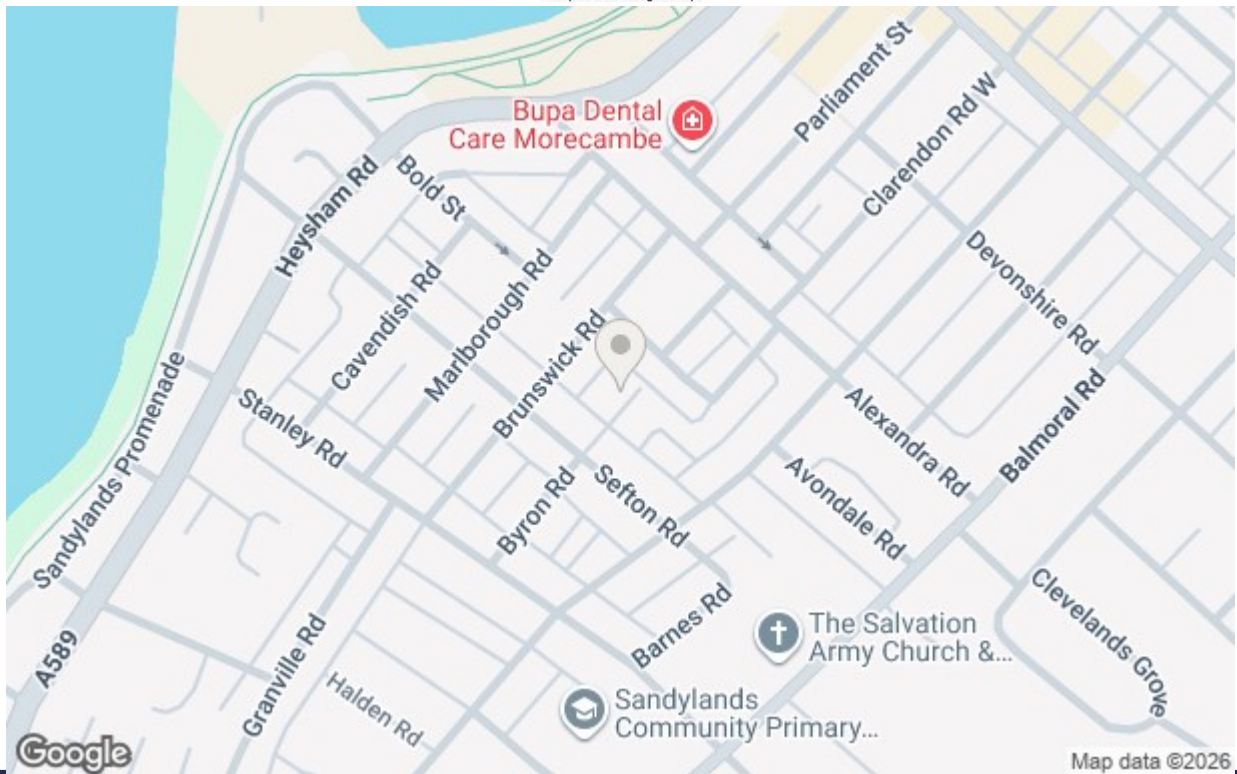
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# Take a nosey round



Total area: approx. 94.8 sq. metres (1020.7 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	