



2 Morecambe Street,
Morecambe, LA4 5HE

2, Morecambe Street, Morecambe

The property at a glance

2  1  1 

- 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

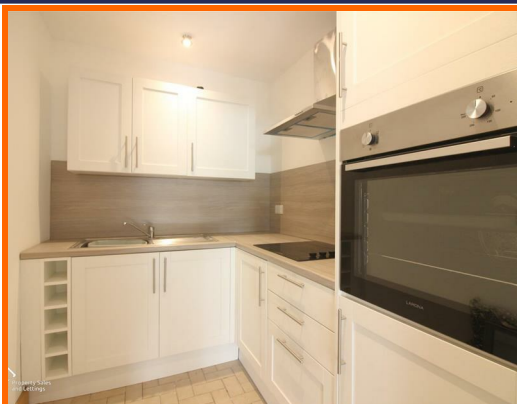
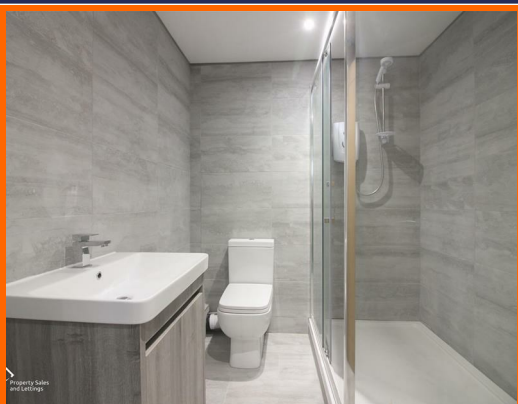


Get in touch today

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£190,000

Get to know the property

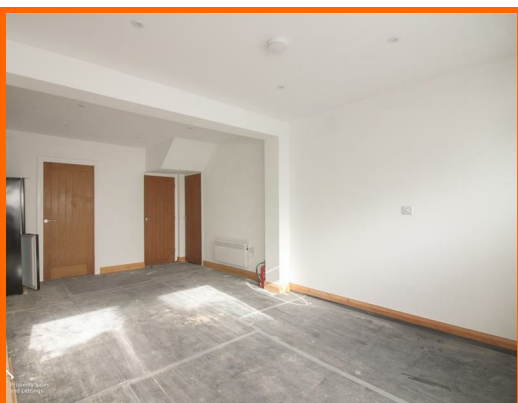


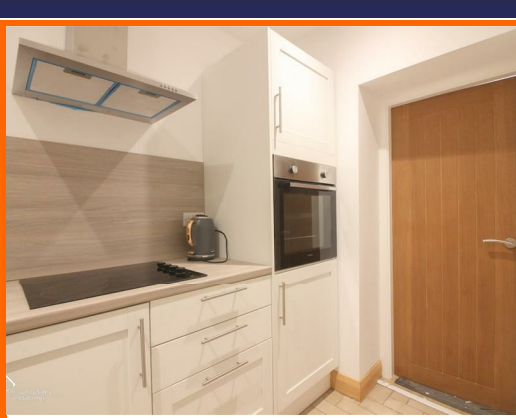
Nestled in the charming locale of Morecambe Street, this property presents a unique opportunity for landlords! Offering a commercial unit on the ground floor along with a well-proportioned two bedroom maisonette to the first and 2nd floor. This upper maisonette offers a perfect blend of space and functionality.

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.





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

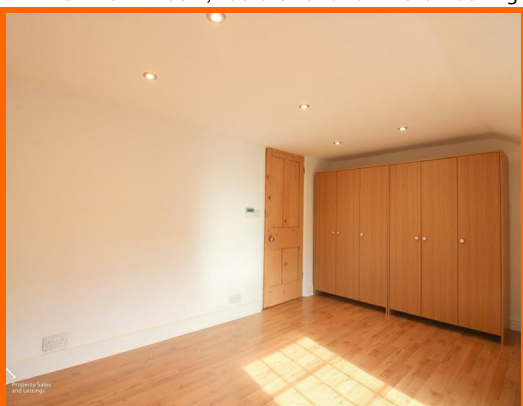
UPVC window, radiator, storage cupboard, doors to bedroom one and two.

Bedroom One

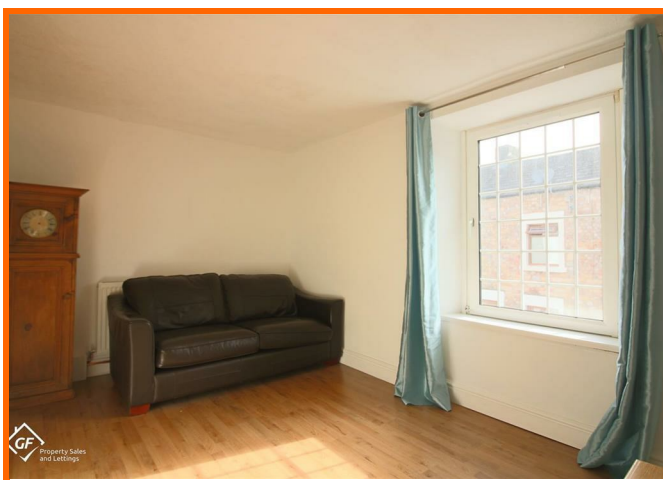
UPVC tilt and turn window, radiator, spotlights, alarm panel and laminate flooring.

Bedroom Two

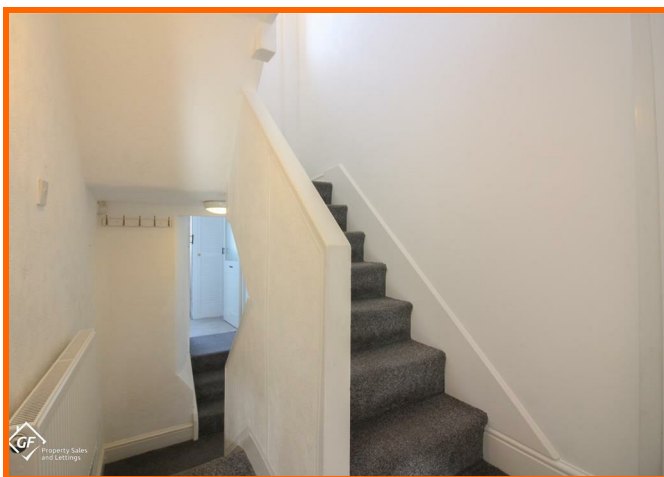
UPVC window, radiator and laminate flooring.



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The image displays four floor plans for a residential property, including a proposed extension and the existing house structure.

Basement: A large rectangular room with dimensions 2.84m x 2.77m (9'4" x 9'1").

Ground Floor: The proposed extension includes a Reception Room (4.70m x 2.03m / 15'5" x 6'8"), a Kitchen (2.62m x 1.85m / 8'7" x 6'1"), and a Shower Room (1.94m x 2.03m / 6'4" x 6'8"). The existing house has a Reception Room (5.72m (18'9") max x 3.27m (10'9")), a Kitchen (2.95m x 2.47m / 9'8" x 8'1"), a Landing, a Shower Room (3.38m (11'1") max x 4.57m (15'0") max), and a WC.

First Floor: The proposed extension includes a Reception Room (2.80m (9'2") max x 4.14m (13'7")) and a Landing. The existing house has a Landing, a Shower Room (3.38m (11'1") max x 4.57m (15'0") max), and a WC.

Second Floor: The proposed extension includes a Landing, Bedroom 2 (2.88m x 2.48m / 9'5" x 8'1"), and Bedroom 1 (2.79m x 4.13m / 9'2" x 13'7").



Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
92 plus A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		

Current: 81 Potential: 83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

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		

Current: 81 Potential: 83

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