



**FISHER  
WRATHALL**  
COMMERCIAL



## **Grey Gables, 1 Lodges Grove, Morecambe, LA4 6HE**

### **Asking Price £575,000**

FOR SALE - RESIDENTIAL CARE HOME\*\*\*SOUGHT AFTER LOCATION\*\*\*RESIDENTIAL CARE HOME FOR SALE\*\*\*WELL ESTABLISHED BUSINESS BEING SOLD AS A GOING CONCERN\*\*\*REGISTERED FOR 16 PERSONS WITH 15 RESIDENTS\*\*\*IDEAL LOCAL BUSINESS\*\*\*VIEWING RECOMMENDED

## Ground Floor

### Entrance Vestibule

### Entrance Hall

### Reception Rooms

2 good sized Lounges, Dining room and Conservatory.

### Kitchen

### Manager's Office

### Laundry room

### 7 Bedrooms

7 Bedrooms in total.

### Bathroom and Toilet

### Shower room and Toilet

## First Floor

### 8 Bedrooms

8 further Bedrooms, one with en suite Washroom and Toilet and another with an en suite Toilet.

### Staff Toilet

## External

### Parking

Ample off road parking to front.

### Outbuilding

Used as a freezerroom.

### Garden

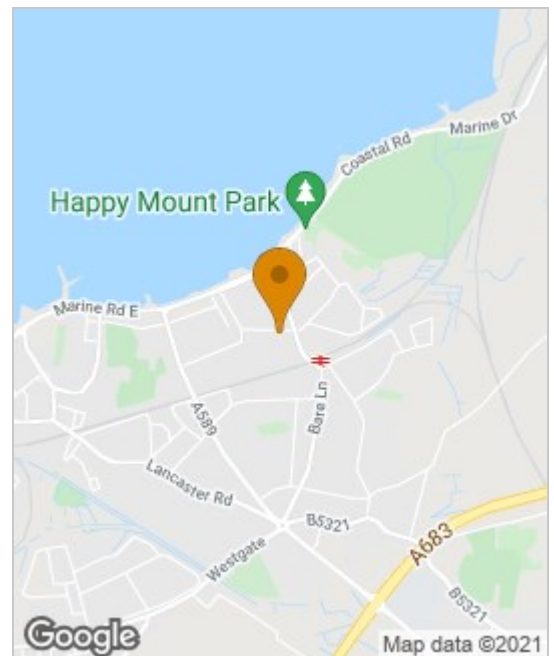
Raised patio area to rear.

## Services

All mains services are available.

## Viewing Arrangements

Strictly by appointment through Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN telephone 01524 69922 or email: info@fwcommercial.co.uk



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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