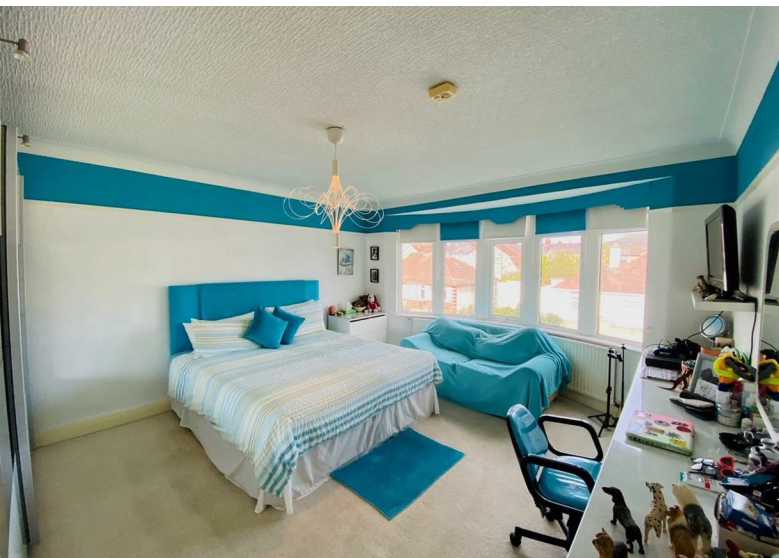




**FISHER
WRATHALL**
COMMERCIAL



109/111 Regent Road, Morecambe, LA3 1AG
Asking Price £350,000



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Ground Floor

Entrance Vestibule

Tiled flooring.

Entrance Hall

Spacious hallway with spindled staircase leading off, feature inner door and frame with decorative coloured lights, dado rail, radiator.

Dance Studio / Ballet Room

29'1" x 14'10" (8.86 x 4.52)

Maximum overall measurement into front bay window with decorative glazed windows plus Upvc double glazed rear bay window, polished wooden flooring, mirrored wall with support bars to the opposite wall, radiators.

Store Room

19'3" x 6'8" (5.87 x 2.03)

Useful storeroom off the dance studio, Upvc double glazed front entrance door and window, radiator.

Lounge

15'5" x 14'9" (4.70 x 4.50)

Maximum overall measurement into front bay window with decorative glazed windows, feature side window, attractive fireplace with inset gas fire, radiator.

Second Lounge / Bedroom 5

16'6" x 13'11" (5.03 x 4.24)

Maximum overall measurement into Upvc double glazed side bay window with part decorative coloured lights, polished wooden flooring, radiator (this room is currently used as a Bedroom).

Inner Hall Area

Wash basin, radiator.

Separate Toilet

Off the inner hall.

Utility / Study Area

9'10" x 5'3" (3.00 x 1.60)

Skylight, Upvc double glazed entrance door and window.

Hobbies Room

15'11" x 9'11" (4.85 x 3.02)

Formerly a garage, entrance door, radiator.

First Floor

Galleried Landing

With staircase leading off, Upvc double glazed feature decorative coloured light window, dado rail, picture rail, radiators.

Bedroom 1

15'3" x 14'10" (4.65 x 4.52)

Maximum overall measurement into front bay window with decorative glazed windows with views over Regent Park and including good range of fitted wardrobes and storage, picture rail, radiator.

Bedroom 2

16'3" x 13'10" (4.95 x 4.22)

Maximum overall measurement into Upvc double glazed side bay window, picture rail, radiator.

Bedroom 3 / Lounge

15'5" x 14'10" (4.70 x 4.52)

Maximum overall measurement into front bay window with decorative glazed windows with part decorative coloured lights and views over Regent Park, radiator (this room is presently used as a Lounge).

Bedroom 4 / Snug

9'1" x 7'11" (2.77 x 2.41)

Decorative glazed window overlooking Regent Park, laminate flooring, picture rail, radiator (this room is presently used as a Snug).

Breakfast Kitchen

18'3" x 10'1" (5.56 x 3.07)

Sink unit, good range of fitted wall and floor units, tiled splashback, plumbing for dishwasher, laminate flooring, Upvc double glazed side and rear windows with part decorative coloured lights, radiator.

Inner Landing

Dado rail, radiator.

Family Bathroom

10'11" x 7'5" (3.33 x 2.26)

Traditional cast iron bath with shower unit over, wash basin, tiled splashback, panelled ceiling, Upvc double glazed rear windows, towel radiator.

Separate Toilet.

W.c., half tiled to accord, Upvc double glazed rear window.

Laundry Room

8'3" x 7'10" (2.51 x 2.39)

Not all full head height, plus open eaves area, plumbing for washer, Upvc double glazed window, radiator, useful store room.

Large Loft Area

Accessed from the second staircase offering further storage and more potential.

Tenure

We are advised that the property is Freehold.

Rateable Value

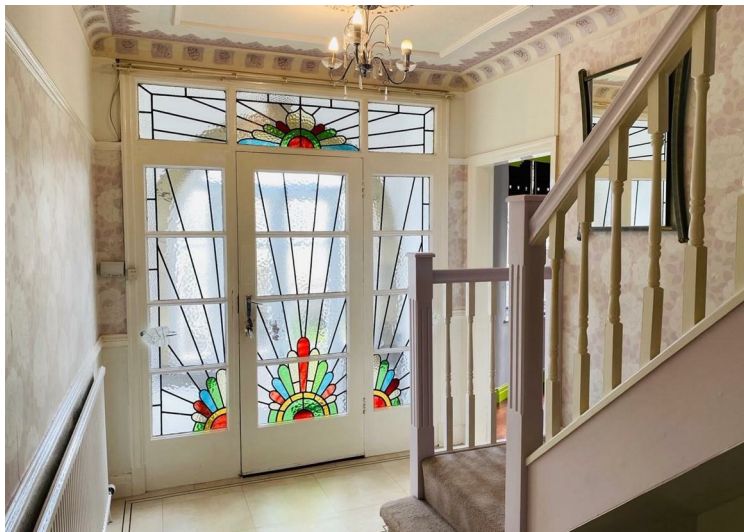
Number 109 - £2,850 the Commercial element.

Number 111 - Band 'C' the Residential element.

Viewing Arrangements

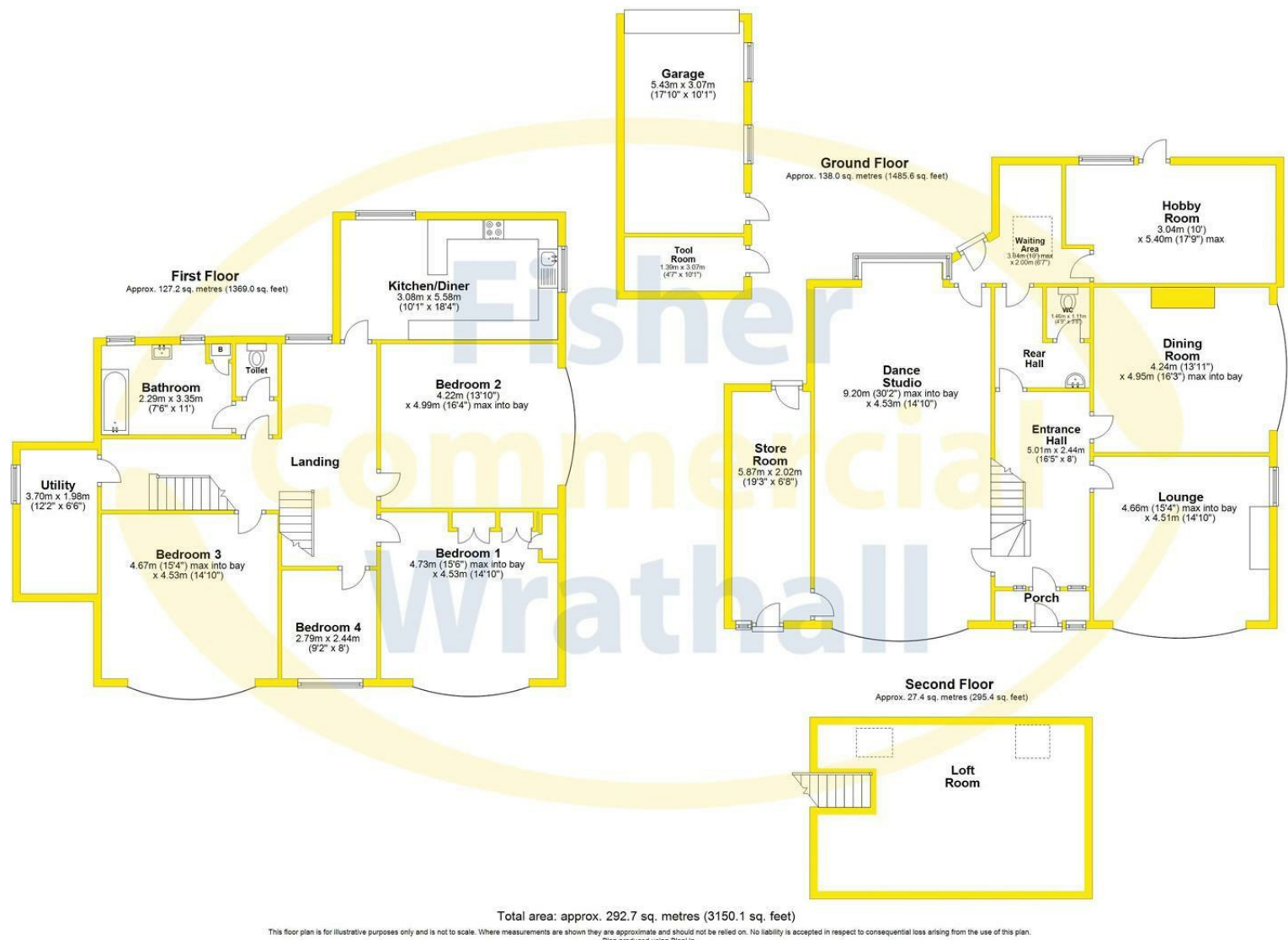
Strictly by appointment with the commercial agents, Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Tel : 01524 69922 email : info@fwcommercial.co.uk





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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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