



**FISHER
WRATHALL**
COMMERCIAL



67 Westminster Road, Morecambe, LA4 4JA

Offers In The Region Of £135,000

Substantial 3 storey house divided into 3 self contained flats, 2 of which are tenanted and the remaining flat vacant. The vacant flat requires some updating. Popular letting position, well placed for access to all local amenities and the promenade. Great potential as a Residential Investment or as a Home with an Income. Viewing recommended.

Location

Popular residential location close to all amenities and promenade.

Description

Residential Investment property or Home with an Income. Substantial 3 storey property with ground and first floor flats presently let, the second floor flat currently vacant. The property offers great potential.

Accommodation

Ground Floor

Communal Front Entrance

Communal Entrance Hall

With staircase leading off.

Flat 1

Lounge

12'3" x 11'6" (3.755 x 3.512)
Plus Upvc double glazed front bay window, radiator.

Dining Kitchen

11'4" x 9'10" (3.462 x 3.003)
Sink unit, fitted units, electric hob, built under oven, gas boiler, Upvc double glazed rear window, radiator.

Bedroom

12'2" x 8'10" (3.730 x 2.716)
Upvc double glazed rear window, radiator.

Bathroom/w.c.

Bath, wash basin, toilet, tiled splashback, Upvc double glazed window, radiator.

First Floor

Landing

With staircase leading off.

Flat 2

Open plan Lounge / Kitchen

15'5" x 12'2" (4.720 x 3.715)
Plus Upvc double glazed front bay window, sitting and kitchen areas, sink unit, fitted units, electric hob, built under oven, Upvc double glazed front window, radiator.

Bedroom

12'3" x 9'8" (3.756 x 2.970)
Radiator.

Bathroom/w.c.

Bath with shower mixer tap, wash basin, toilet, tiled splashback, gas boiler, Upvc double glazed rear window, radiator.

Second Floor

Flat 3

Lounge

12'5" x 6'8" (3.793 x 2.037)
Upvc double glazed front window, radiator.

Dining Kitchen

9'3" x 7'6" (2.830 x 2.305)
Sink unit, fitted units, electric hob, built under oven, gas boiler, Upvc double glazed front window, radiator.

Bedroom

12'6" x 9'10" (3.822 x 2.999)
Radiator.

Bathroom/w.c.

Bath with shower unit over, wash basin, toilet.

Exterior

Rear yard area.

Services

All mains services available. Please note that none of the services or appliances have been tested.

Current Income

The ground floor flat is let at £364 per calendar month.
The first floor flat is let at £350 per calendar month.
The second floor flat is currently vacant.

Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.
Please call 01524 69922 to arrange or 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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