MIGHTYHOUSE
ESTATES

47 Bowland Road
Morecambe, LA3 2EW

House - End Terrace

Asking Price

£179,000

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Overview

- NO CHAIN
- BATHROOM
- OFF ROAD PARKING
- LONG STANDING TENANT
- WELL PRESENTED
- FOUR BEDROOMS
- WET ROOM
- GREAT INVESTMENT
- LOW MAINTENANCE REAR GARDEN
- POPULAR AREA

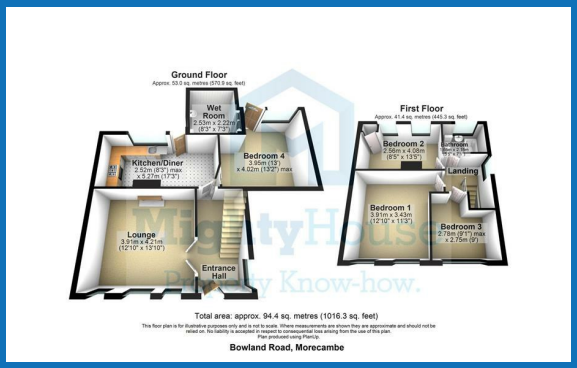
Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

01524 548888

Email: sales@mightyhouse.co.uk



Entrance Hallway
Double glazed window to side, wooden flooring, radiator, under stairs storage, stairs to the first floor.

Lounge
Double glazed window to the front, wooden surround fireplace with inset gas fire, wooden flooring, dado rail, radiator, tv point.

Kitchen/Diner
Double glazed window to side, range of matching wall and base units, five ring gas hob, extractor hood, electric oven, stainless steel sink, plumbing for washing machine, space for fridge/freezer, breakfast bar, radiator, wooden flooring, double glazed door to garden.

Ground Floor Bedroom Four
Double glazed window to front and rear, built in wardrobes, carpeted flooring, radiator, double glazed door to the garden, door to en-suite.

En-Suite Wet Room
Double glazed frosted window to side, wash hand basin, electric shower, heated towel rail, fully tiled, extractor fan, vinyl flooring.

First Floor Landing
Double glazed window to side, carpeted flooring, access to the loft.

Bedroom One
Double glazed windows to front, carpeted flooring, radiator.

Bedroom Two
Double glazed window to rear, carpeted flooring, radiator.

Bedroom Three
Double glazed window to front, carpeted flooring, radiator.

Family Bathroom
Double glazed frosted window to rear, panelled bath with thermostatic shower, vanity unit with inset wash hand basin, partially tiled, extractor fan, heated towel rail, W.C.

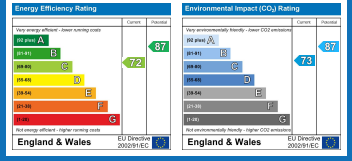
Outside
Gated driveway to the front with off road parking. Fully enclosed low maintenance rear garden, patio areas and storage shed.

Useful Information
Tenure- Freehold
Council Tax Band (A) £1379.97

Investment Information
The property is currently let at £720 PCM (per calendar month) offering an annual gross income of £8640.00.

The rent is paid directly to the landlord from the local authority and we are assured this will be passed to the new landlord.

The current tenant has resided at the property for over 11 years!



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Phone: 01524 548888
www.mightyhouse.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.