



25 Rosebery Avenue,
Morecambe, LA4 5RU

25, Rosebery Avenue, Morecambe

The property at a glance

2  1  1 

- Mid Terrace Property
- Sold with tenants in SITU
- Two Double Bedrooms
- Spacious Reception Rooms
- Rear Yard
- Loft Room
- Freehold
- CTB: A
- EPC: D



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£130,000

Get to know the property



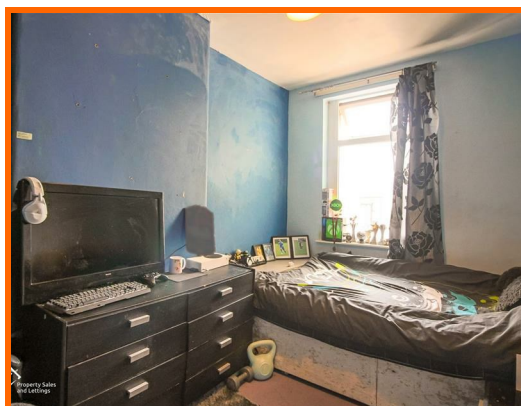
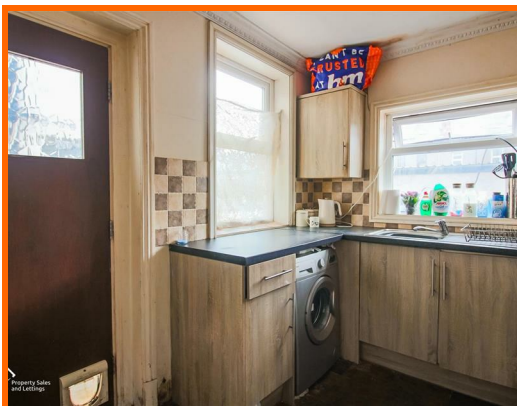
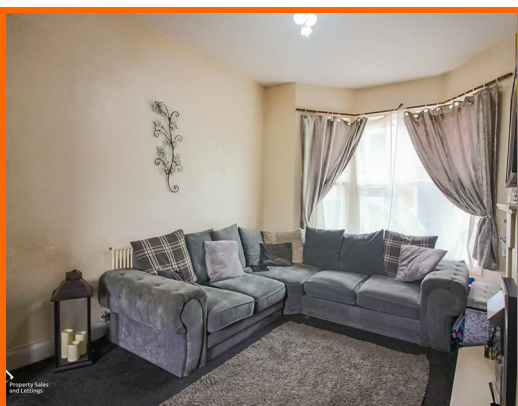
Welcome to the market, Rosebery Avenue in Morecambe, sold with tenants in situ this mid-terrace house presents an excellent opportunity for investors. This is a fantastic hassle-free option for expanding a portfolio. Sold with tenant in situ.

The property boasts a spacious layout, featuring two well-proportioned reception rooms that offer versatility for various living arrangements. On the first floor, you will find a spacious family bathroom and two double bedrooms. The inclusion of a loft room adds further potential, providing an extra space that can be utilised as a study, playroom, or additional storage, catering to individual needs.

One of the standout features of this property is its prime location benefiting from being in close proximity to a variety of supermarkets, making grocery shopping a breeze. Additionally, excellent transport links are readily available, providing easy access to surrounding areas and beyond. Local amenities are also within reach, ensuring that all essential services and leisure activities are just a short stroll away.

This property combines practicality with potential, making it a compelling choice for anyone looking to invest in a thriving area. Don't miss the chance to explore what this delightful home has to offer.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





Entrance Hall

UPVC door into entrance porch, entrance hall with doors to dining room and stairs to first floor.

Dining Room

UPVC window, radiator, opening to living room and door to kitchen.

Living Room

UPVC bay window, radiator, TV point and living flame fireplace with wooden mantel, hearth and surround.

Kitchen

Two UPVC windows, oven with four ring electric hob, extractor fan, sink with mixer tap and draining board, tiled splashback, space for fridge/freezer, coving, laminate flooring, door to cellar and UPVC door to rear.

First Floor

Landing

Door to bedroom one, two and bathroom, stairs to loft room.

Bathroom

Two UPVC windows, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer taps, direct feed shower over bath, extractor fan, partially tiled surround and laminate flooring.

Bedroom One

Two UPVC windows, radiator and built in wardrobes.

Bedroom Two

UPVC window and radiator.

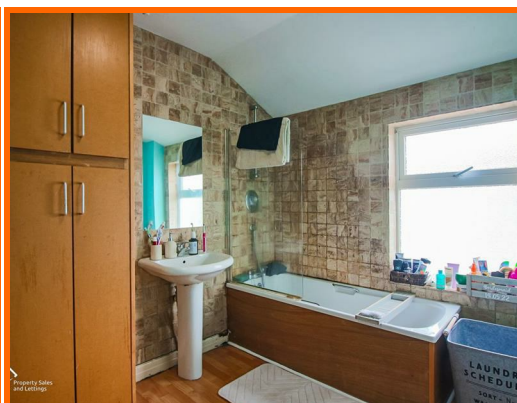
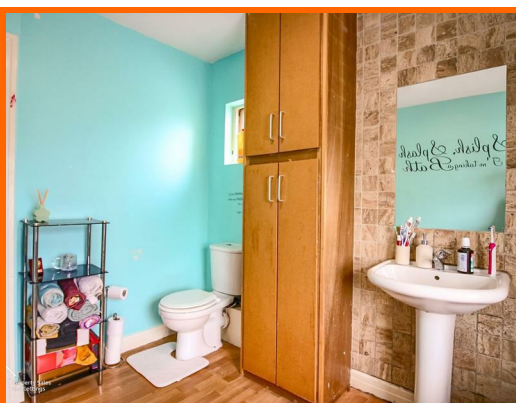
Second Floor

Loft Room

Two Velux windows and radiator.

External

Rear Yard



25 Rosebery Avenue, Morecambe, LA4 5RU



**25 Rosebery Avenue,
Morecambe, LA4 5RU**



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

Take a nosey round



Get in touch today

01524 401402
 info@gfproperty.co.uk
 gfproperty.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(65-80) B	
(65-80) C		(55-64) C	
(55-64) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(1-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 55 (Current), 77 (Potential)

Environmental Impact (CO₂) Rating: 77 (Current), 77 (Potential)