



8 Moneyclose Grove,  
Morecambe, LA3 2XW

8 Moneyclose Grove, , Morecambe

## *The property at a glance*

3  1  1 

- End Terraced Property
- Three bedrooms
- Lounge & Kitchen Diner
- Enclosed Rear Garden
- Easy Access To M6 Link Road
- Tenure: Freehold
- Property Band: A
- EPC: TBC
- Offered With No Chain Delay!

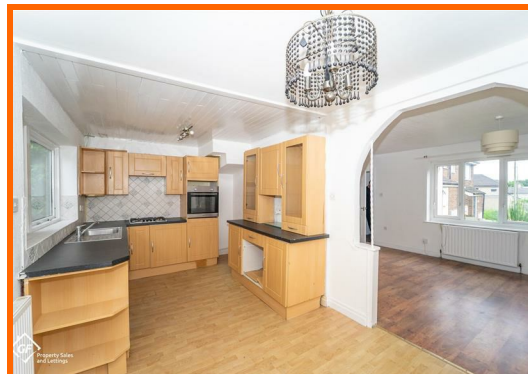


Get in touch today

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

# £150,000

# Get to know the property



Nestled in the charming area of Moneyclose Grove, Morecambe, this end-terrace house presents an excellent opportunity for first-time buyers and investors alike. With three well-proportioned bedrooms, including two spacious doubles, this property is designed to accommodate a variety of living arrangements.

Upon entering, you are welcomed into a bright reception room that seamlessly opens into a kitchen and dining area, creating a perfect space for entertaining family and friends. The addition of a conservatory at the rear enhances the living space, allowing for an abundance of natural light and a lovely view of the garden.

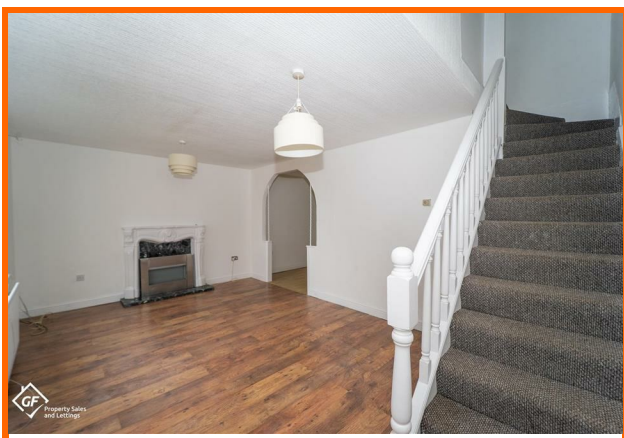
The property features a three-piece bathroom suite, ensuring convenience for all residents. Its location is particularly advantageous, being in close proximity to the port and power station, which provides excellent transport links for commuting and travel.

This home is not only ideal for those looking to settle down but also presents a promising investment opportunity for buy-to-let purposes. With its appealing layout and strategic location, this property is sure to attract interest from a wide range of potential buyers. Don't miss the chance to make this lovely house your new home or investment venture.

\*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.



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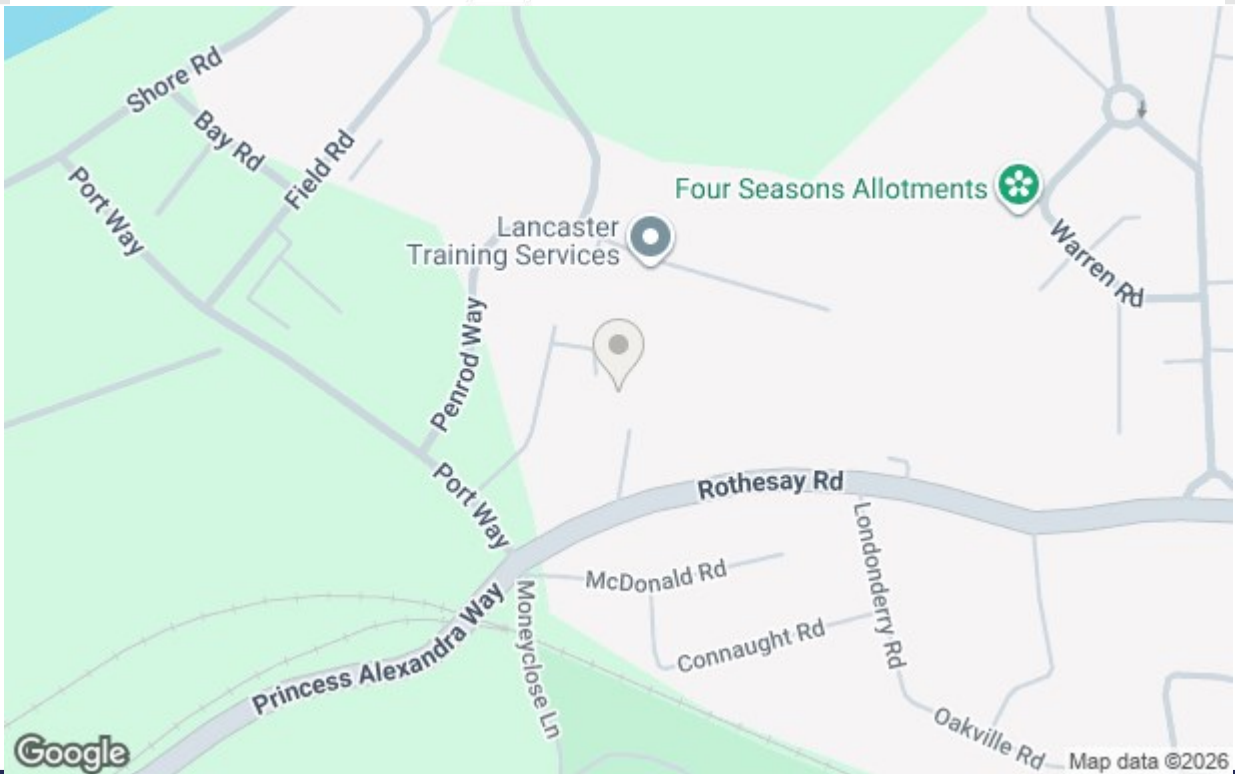
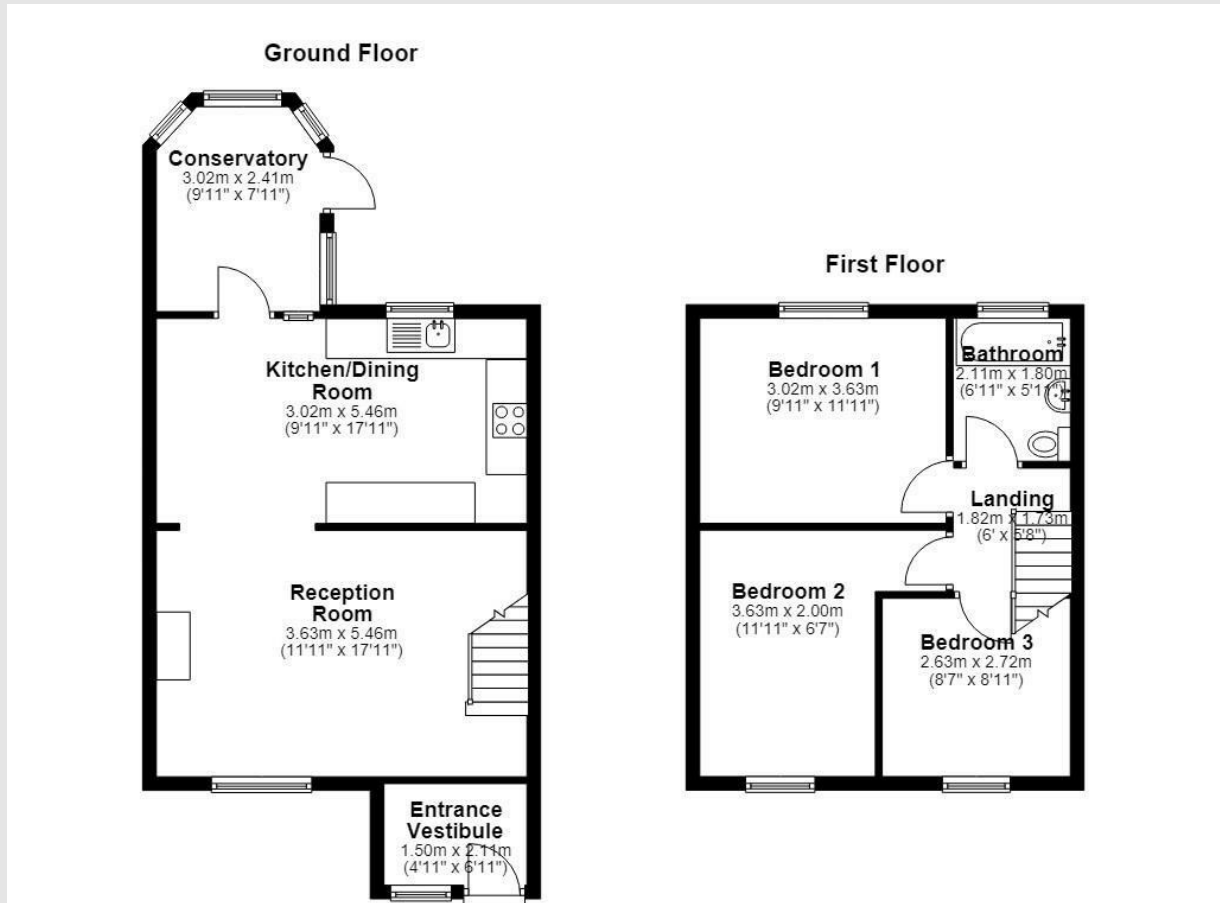
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# Take a nosey round



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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |  | <b>England &amp; Wales</b>                                      |
|   |                         |  | EU Directive 2002/91/EC   |