



66 Thornton Road, Morecambe,  
LA4 5PF

66 Thornton Road, , Morecambe

## ***The property at a glance***

7  4  4 

- Generously Proportioned Terraced Property
- Four Self Contained Flats
- Excellent Investment Opportunity
- uPVC Double Glazing & Gas Central Heating
- Refurbishment Works Required
- Situated Just Off The Seafront
- Local Amenities & Transport Links Close By
- Offered With No Chain Delay!



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# **£195,000**

# Get to know the property

FANTASTIC INVESTMENT OPPORTUNITY! Whilst requiring works of renovation, this property offers four generously proportioned self contained flats! OFFERED WITH NO CHAIN DELAY.

Positioned just off the stunning seafront the property has brilliant potential for an investor to complete the renovation and let out or Air BnB (subject to the relevant permissions) with the upcoming Eden Project Morecambe is set to attract thousands of visitors to the area.

Access to the property is from the front elevation and leads into the communal hallway which provides access to all four units.

Flat one is situated on the lower ground floor and comprises of lounge, dining room, kitchen, shower room and store room.

Flat two is situated on the ground floor and comprises of a bay fronted reception room, spacious kitchen, two bedrooms and a shower room.

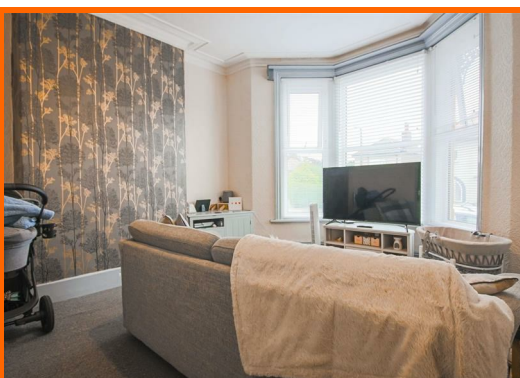
Flat three is situated on the first floor and comprises of two bedrooms to the front, good sized lounge, kitchen (not fitted) and bathroom.

Flat four is situated on the second floor and comprises of two bedrooms to the front, one with velux window, reception room, kitchen (not fitted) and bathroom.

Situated only minutes away from the promenade, amenities, schools and transport links.

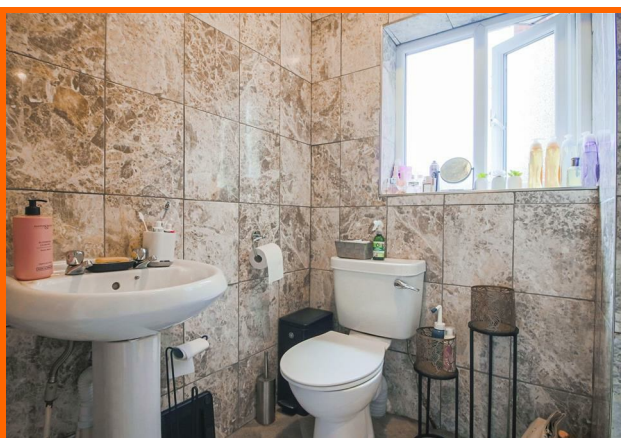
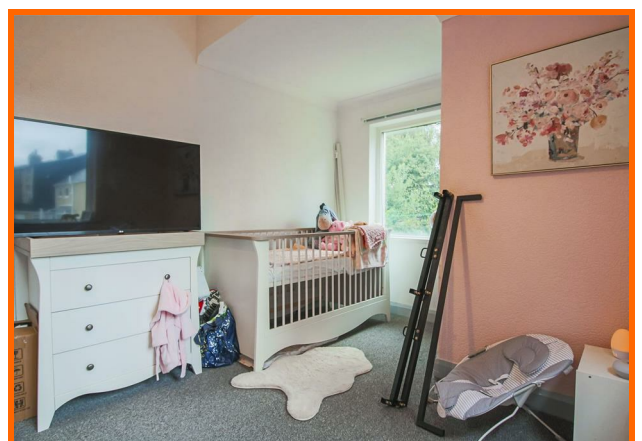
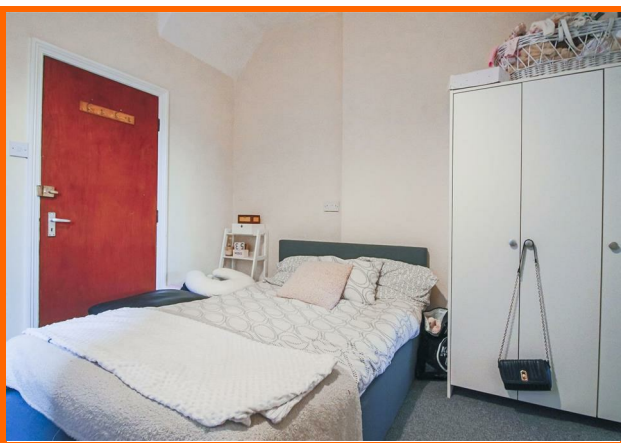
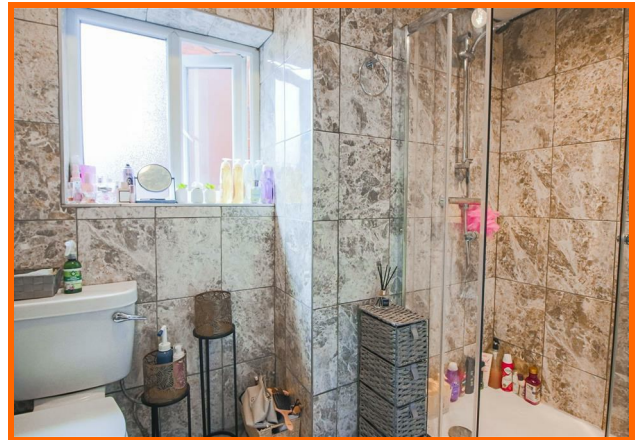
## GF Disclaimer

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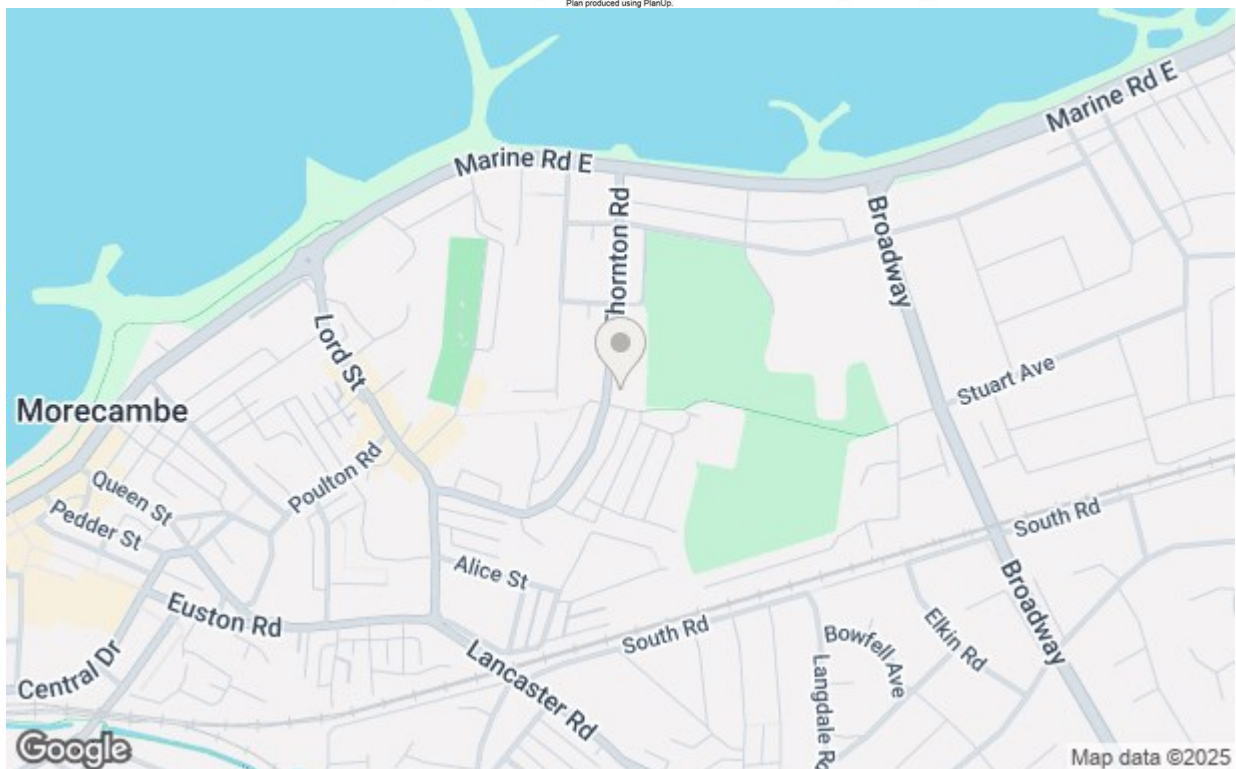
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# Take a nosey round



Total area: approx. 236.4 sq. metres (2545.0 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.  
Plan produced using PlanUp.



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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			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(12 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	