



37 Marine Road West,  
Morecambe, LA3 1BZ

37, Marine Road West, Morecambe

## *The property at a glance*

8  8  4 

- Mid Terrace Property - Former Guest House
- Fantastic Investment Opportunity
- Stunning, Uninterrupted Sea Views
- 8 Bedrooms & 8 En-Suites
- 3 Reception Rooms
- Parking For 3 Vehicles
- New Heating System (2025)
- Tenure: Freehold
- Property Band: D
- EPC: C



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £395,000

# Get to know the property



Positioned on Marine Road West in the charming town of Morecambe, this impressive mid terrace house offers a unique opportunity for those seeking a spacious and characterful home. With eight generously sized bedrooms, each boasting its own en-suite bathroom, this property is ideal for large families or those looking to accommodate guests with comfort and privacy.

The interior of the house features two inviting reception rooms, perfect for entertaining or relaxing with family. The layout is designed to provide both functionality and warmth, making it a delightful space to call home.

One of the standout features of this property is the stunning panoramic views of Morecambe Bay, which can be enjoyed from various vantage points throughout the house. Imagine waking up to the serene beauty of the bay each morning, or unwinding in the evening while taking in the breath taking sunsets.

Additionally, the property benefits from off-street parking at the rear, providing convenience and peace of mind in this bustling area.

This mid terrace house is not just a home; it is a lifestyle choice, offering a blend of comfort, and space. Whether you are looking to invest in a family home or a property with potential for guest accommodation, this residence is sure to impress. Do not miss the chance to make this remarkable house your own.

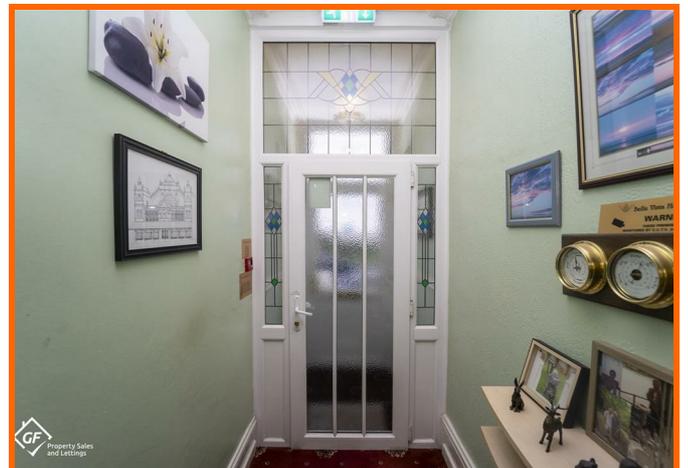
For further information please contact our office at your earliest convenience.



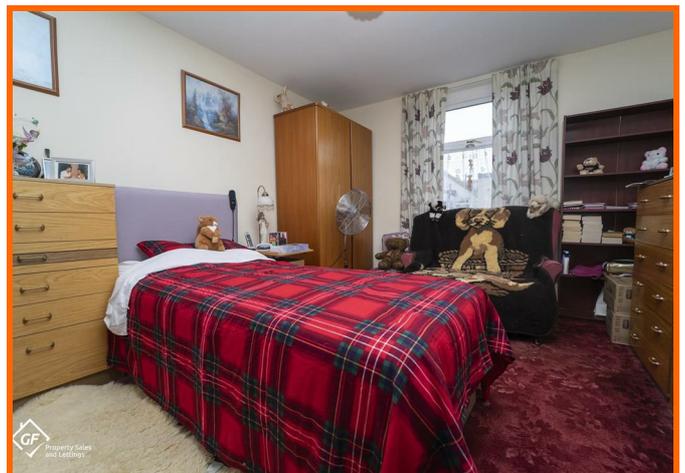
# Get to know the property



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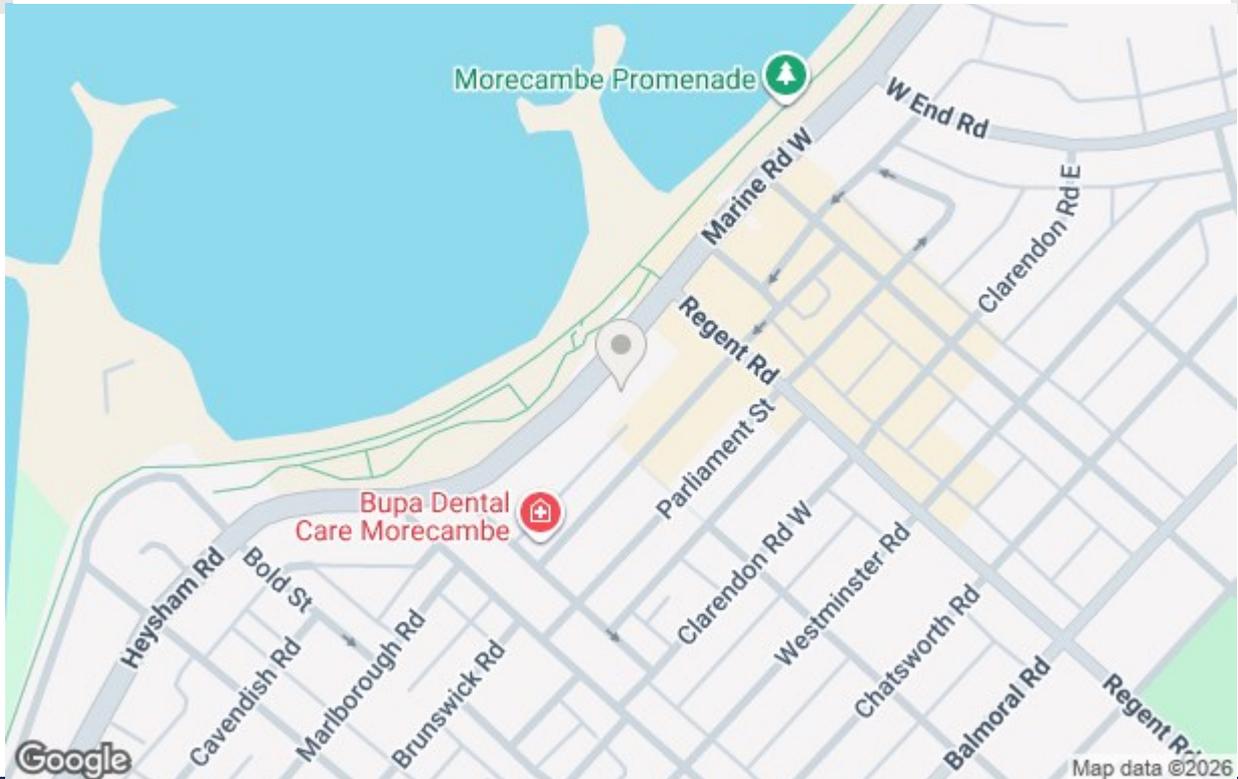
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential	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>				(82 plus) <b>A</b>			
(81-91) <b>B</b>				(61-81) <b>B</b>			
(65-80) <b>C</b>				(45-60) <b>C</b>			
(55-64) <b>D</b>				(35-44) <b>D</b>			
(39-54) <b>E</b>				(21-34) <b>E</b>			
(21-38) <b>F</b>				(11-20) <b>F</b>			
(1-20) <b>G</b>				Not environmentally friendly - higher CO <sub>2</sub> emissions			
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	