



72 Clarendon Road, , Morecambe

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

5 3 3

- Mid Terrace Property
- Sold with all Tenants in Situ
- Perfect Investment Opportunity
- Three Separate Flats
- Two Bedrooms Each
- Prime Central Location
- All Flats CTB: A
- Flat 1/2 EPC: D
- Flat 3 EPC: E
- Freehold



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01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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**£185,000**

# Get to know the property



Nestled in the prime location of Clarendon Road in Morecambe, this mid-terrace house presents a remarkable investment opportunity. Situated close to the popular Morecambe Bay this would make a good investment ready for the arrival of the Eden Project. The property has been thoughtfully converted into three separate flats, flat 1 is one bedroom and flat 2/3 are two bedrooms, making it an ideal choice for those looking to expand their rental portfolio.

Each flat is currently tenanted, providing immediate rental income for the discerning investor. This arrangement not only ensures a steady cash flow but also allows for a seamless transition into property ownership without the hassle of finding tenants. The flats are well-maintained, offering comfortable living spaces that appeal to a variety of renters.

Morecambe, known for its stunning coastal views and vibrant community, is an attractive location for tenants seeking both leisure and convenience. The area is well-served by local amenities, including shops, schools, and transport links, making it a desirable place to live.

With its strategic layout and existing tenants, it stands as a promising opportunity for those looking to make a sound investment in the property market. Whether you are an experienced investor or new to the field, this mid-terrace house on Clarendon Road is certainly worth considering.



# 72 Clarendon Road, Morecambe, LA3 1QZ



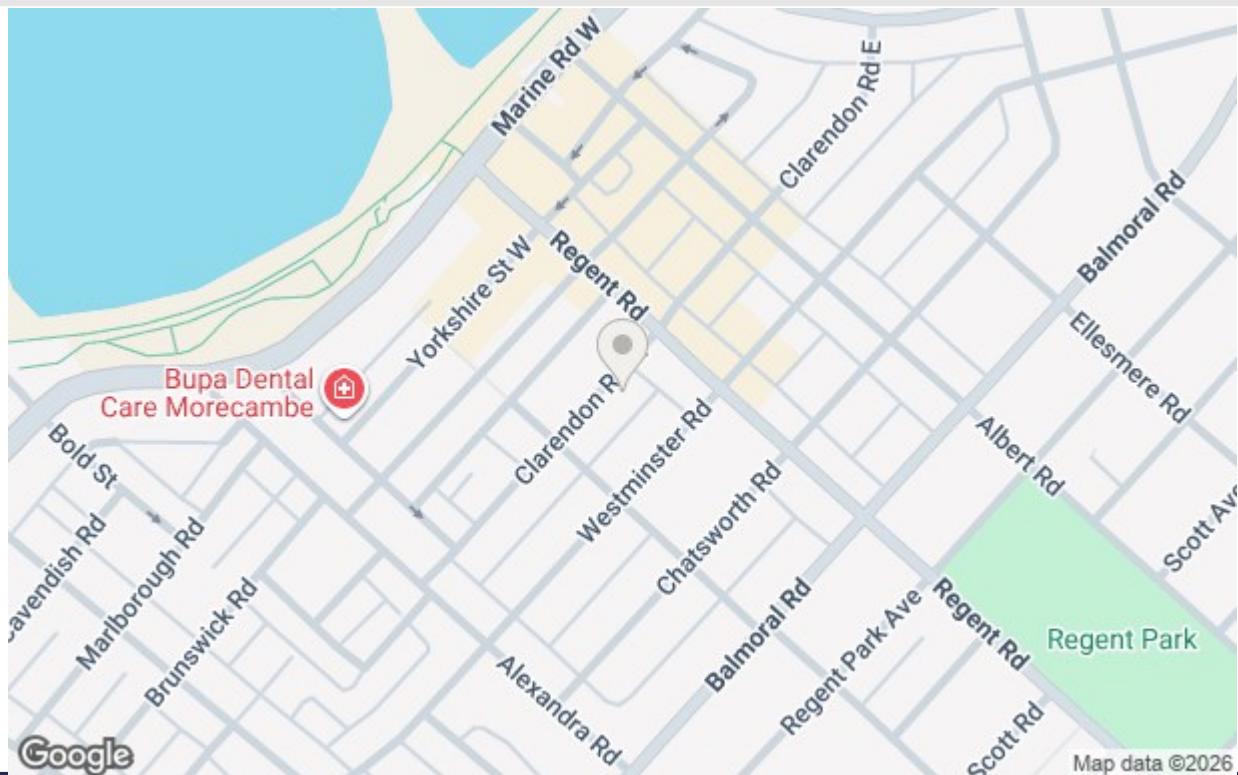
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# Take a nosey round



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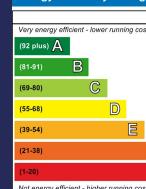
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

