



11 Leyster Street,  
Morecambe, LA4 5NE

11, Leyster Street, Morecambe

## *The property at a glance*

2  1  2 

- Mid Terraced Property
- Two Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Enclosed Rear Yard
- Tenure: Freehold
- Property Band: A
- EPC: D
- Offered With No Chain Delay!



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# £130,000

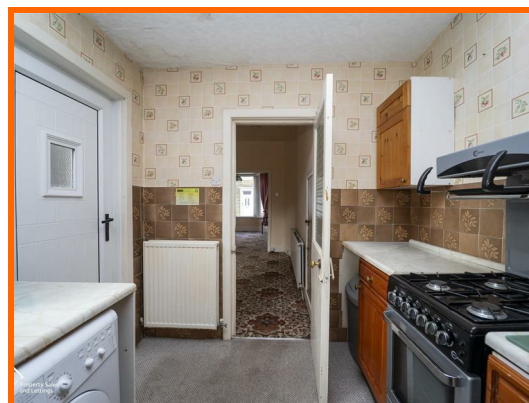
# Get to know the property

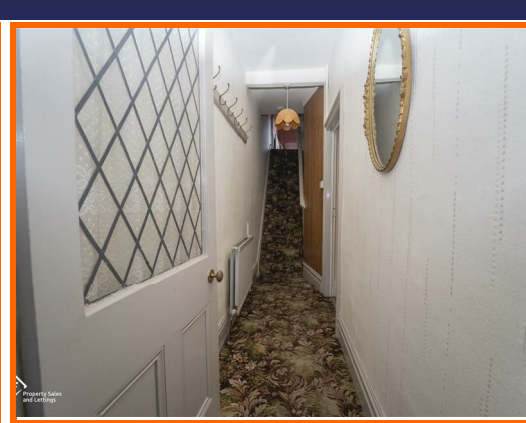


Situated on Leyster Street in the picturesque coastal town of Morecambe, this delightful two-bedroom mid-terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental property. The home boasts two generously sized reception rooms, providing ample space for relaxation and entertaining guests.

The kitchen is well-appointed, offering functionality for everyday cooking and dining. The property also features a neatly enclosed rear yard, perfect for enjoying the fresh air or creating a small garden oasis.

With no chain delay, this home is ready for you to move in and make it your own. The location is ideal, with easy access to local amenities, schools, and the beautiful Morecambe Bay, making it a wonderful place to live. This property is a must-see for anyone looking to embrace the vibrant lifestyle that Morecambe has to offer.





## Entrance Porch

UPVC door into porch and door into hallway.

## Hallway

4.62m x 0.97m (15'2 x 3'2)

Radiator, stairs to first floor and door to living room.

## Living Room

13'1 x 10'6

UPVC bay window, radiator, coving, living flame fireplace with tiled surround and hearth, wooden mantel with shelving, integrated storage and opening to dining room.

## Dining Room

3.73m x 3.48m (12'3 x 11'5)

UPVC window, radiator, smoke alarm integrated shelving, fireplace with brick surround and wooden mantel, large under stair storage and door to kitchen.

## Kitchen

2.92m x 2.34m (9'7 x 7'8)

UPVC window, mix of wall and base units with laminate worktops, freestanding oven with four ring hob, sink with mixer tap and draining board, tiled splashback, space for fridge, freezer and washing machine, UPVC door to rear.

## First Floor

### Landing

2.31m x 1.45m (7'7 x 4'9)

Loft access, smoke alarm, doors to bedroom one, bedroom two and bathroom.

### Bedroom One

4.32m x 3.71m (14'2 x 12'2)

Two UPVC windows and radiator.

### Bedroom Two

3.78m x 2.74m (12'5 x 9)

UPVC window and radiator.

### Bathroom

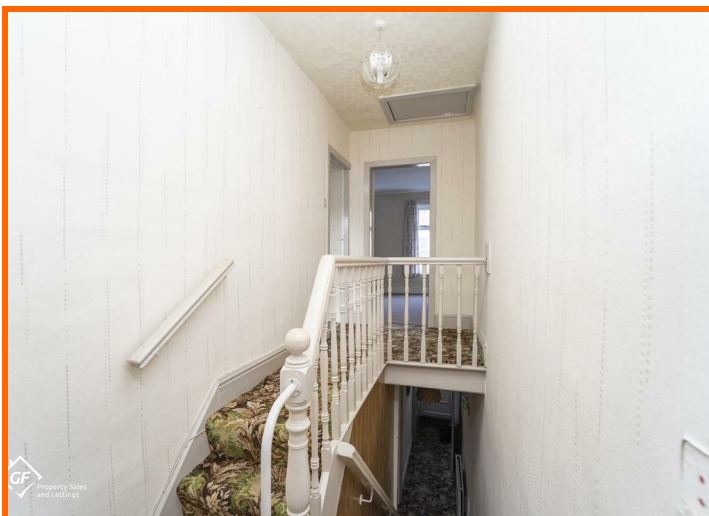
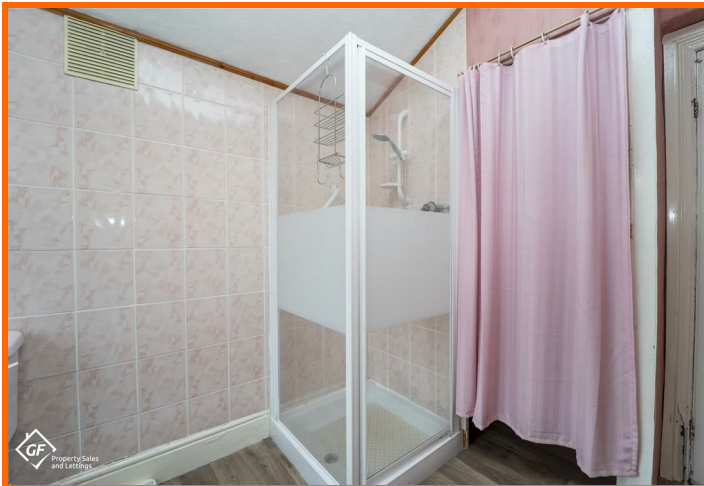
2.90m x 2.36m (9'6 x 7'9)

UPVC window, radiator, low flush WC, pedestal wash basin with traditional taps, shower cubicle with direct feed shower, partially tiled surround, vinyl flooring and storage area housing boiler.

## External

Rear yard, patio area and gate access to rear.

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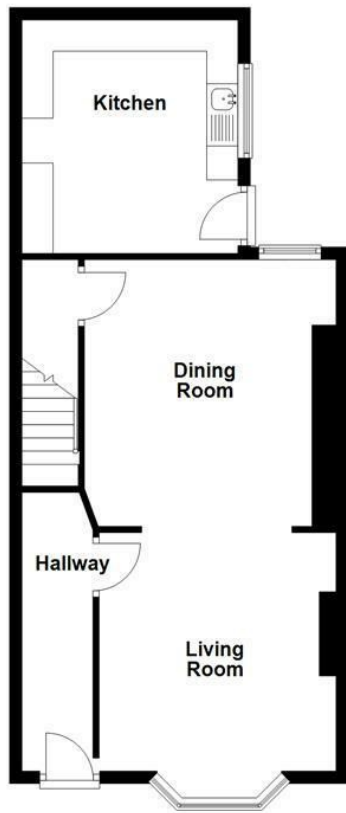


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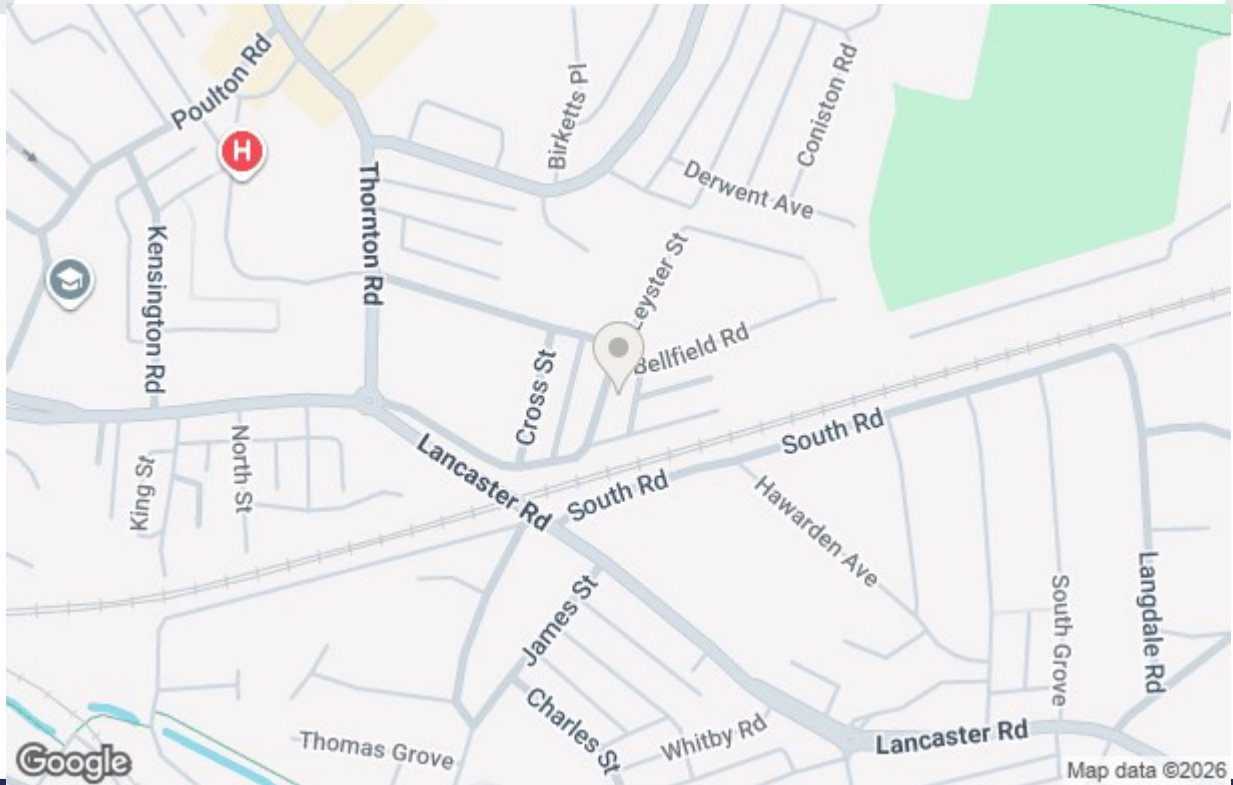
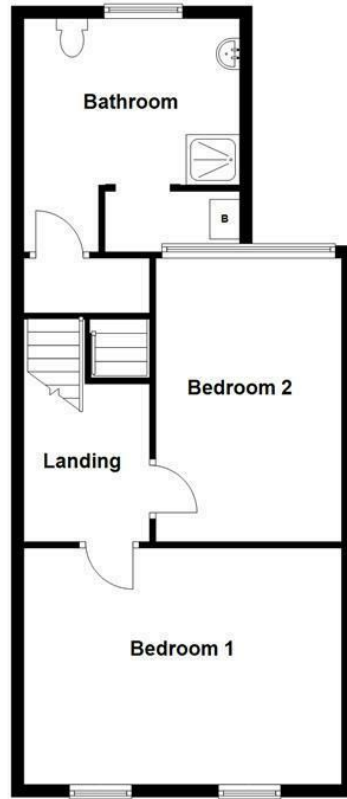
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# Take a nosey round

Ground Floor



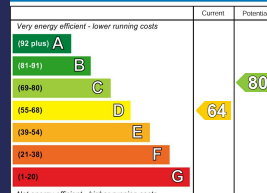
First Floor



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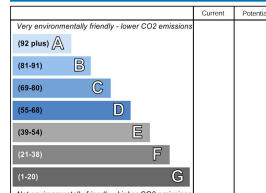
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**Energy Efficiency Rating**



England & Wales EU Directive 2002/91/EC

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



England & Wales EU Directive 2002/91/EC