



7 Byron Road, Heysham,
Morecambe, LA3 1UQ

7 Byron Road, Heysham, Morecambe

The property at a glance

2  1  1 

- Mid Terraced with Tenant in Situ
- Great Investment Opportunity
- Two Double Bedrooms & Loft Room
- Spacious Hallway & Two Reception Room
- uPVC Double Glazing & Gas Central Heating
- Fitted Kitchen, Bathroom & Separate WC
- Enclosed Rear Yard & Summerhouse
- Convenient Location With Local Amenities
- Band: A
- EPC: E

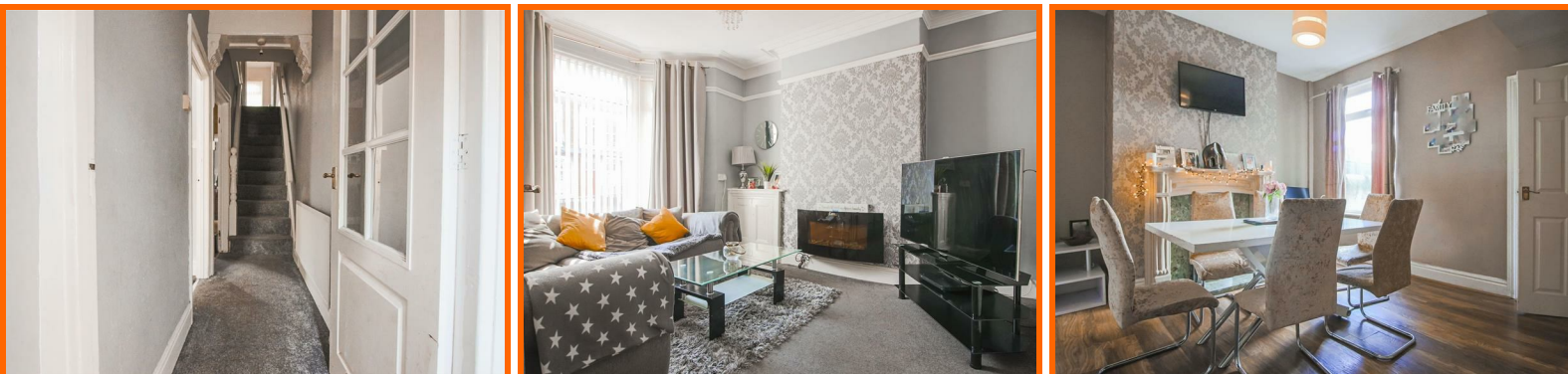


Get in touch today

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info@gfproperty.co.uk
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£120,000

Get to know the property



This two bedroom mid terrace property, sold with tenant in situ is the perfect a buy to let investment, positioned in a cul-de-sac location and being only a short walk to the stunning seafront, promenade, transport links and amenities. Sold with tenant in situ.

Access to the property is from the front elevation into the entrance vestibule with door leading through to the spacious hallway which provides access to both reception rooms. The generous sized lounge is positioned to the front of the property boasting a bay fronted window and electric fire, the dining room is positioned to the rear of the property with wooden laminate flooring and feature fire in a granite surround and under stairs storage cupboard.

Leading from the dining room there is a fitted kitchen offering a range of wood effect units with integrated oven, hob, extractor fan and space for fridge freezer and washing machine with granite effect worktops and door leading out to the rear garden.

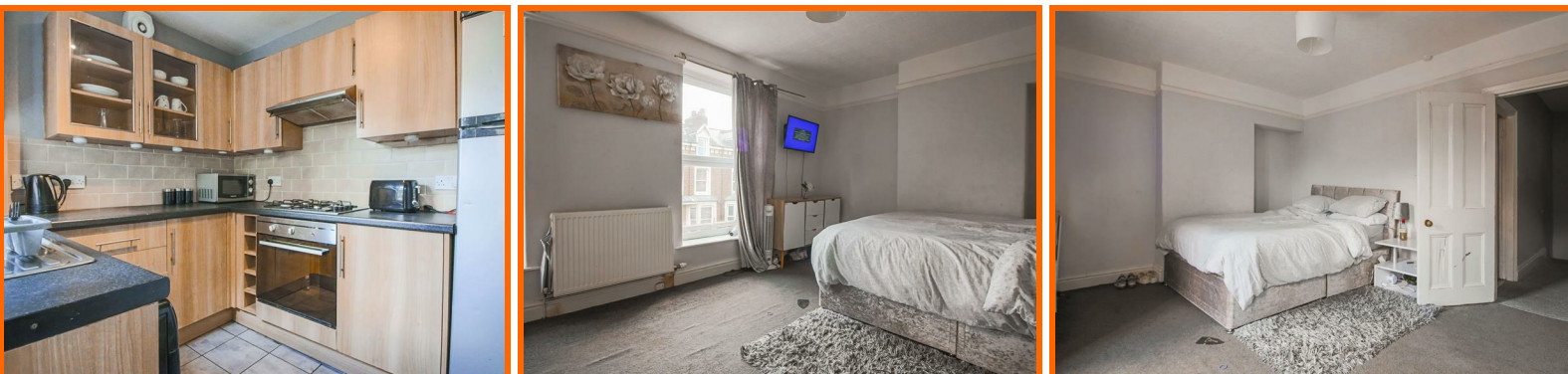
Rooms to the first floor include; two double bedrooms and a two piece bathroom suite comprising; panelled bath with shower above and a pedestal wash basin with part tiled walls and wood effect laminate flooring to complement. The WC is separate and positioned next to the bathroom. Furthermore, there is a large loft room which is fully boarded with two Velux windows.

Externally, there is a concrete yard to the rear with part paved patio and summerhouse.

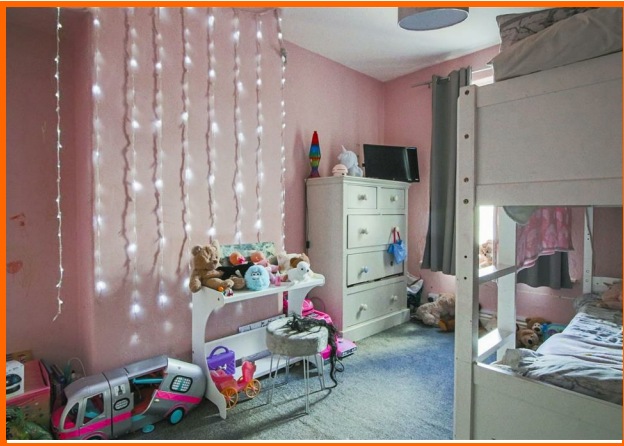
*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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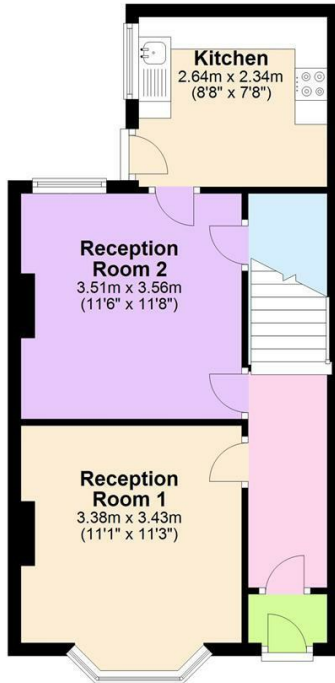
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Take a nosey round

Ground Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



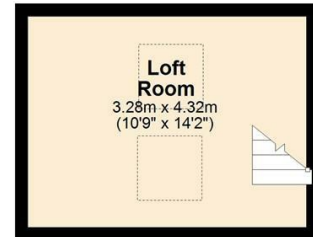
First Floor

Approx. 40.3 sq. metres (433.8 sq. feet)



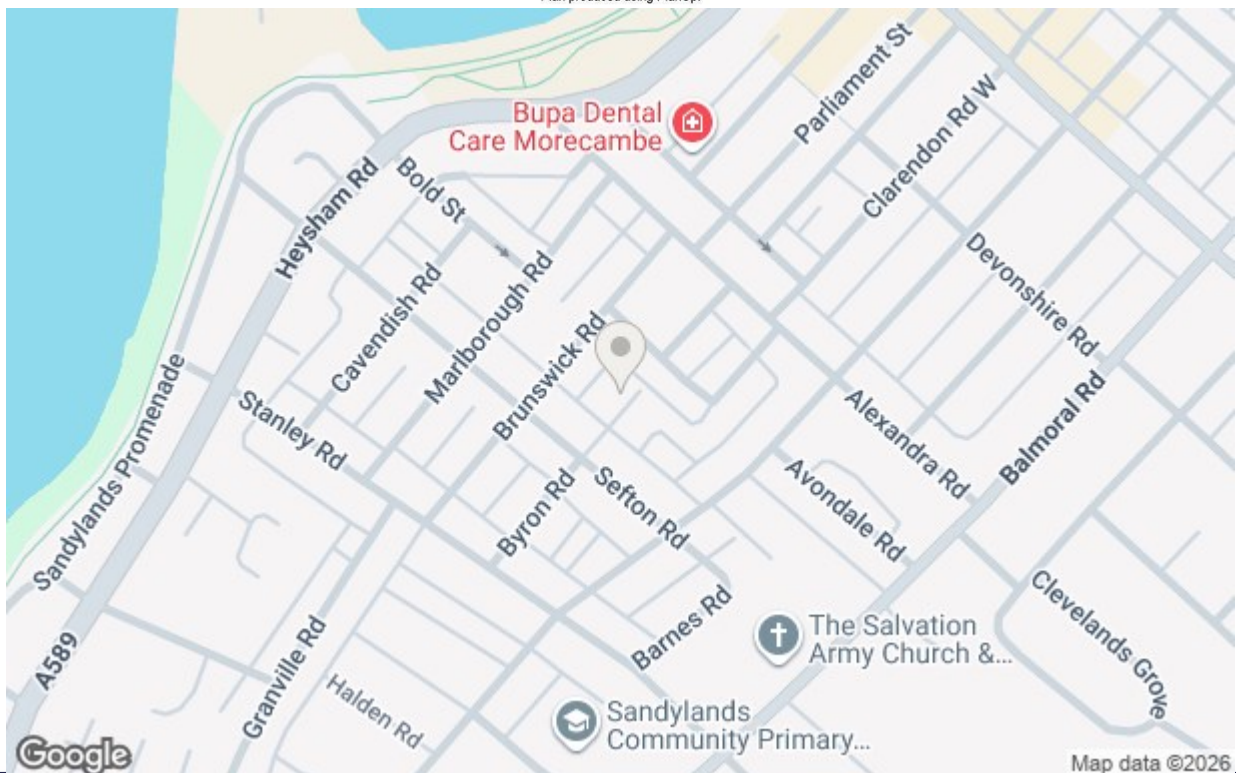
Second Floor

Approx. 14.1 sq. metres (152.3 sq. feet)



Total area: approx. 94.8 sq. metres (1020.7 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	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Current: 54, Potential: 74

England & Wales EU Directive

Environmental Impact (CO₂) Rating

Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

Current: 54, Potential: 74

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