



306 Marine Road Central, Morecambe

£280,000





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Morecambe, Morecambe

Stunning Sea Views! Bay Fronted, 4 Floors, Garage Parking - this property offers so much whether you are looking for an impressive home, investment po...

- Bay Fronted Promenade Property
- 3/4 Bedrooms
- Superb Sea Views
- Impressive Position
- Garage Parking for 2
- Potential To Convert
- Great Local Amenities
- Great Transport Links
- Doorstep to Future Eden
- No Chain





The Location

This property looks straight out onto Morecambe Promenade. The position is so well placed for all amenities - there is a good range of shops within yards of the front door and having the promenade on your doorstep means stunning, panoramic sea views and those famous, ever changing sunsets are yours to enjoy every day. Situated on the Promenade this home is well placed for walks or runs along the sea front. You will see the iconic Midland Hotel from your lounge, Morecambe Bay and The Lakeland Hills.

Welcome Home

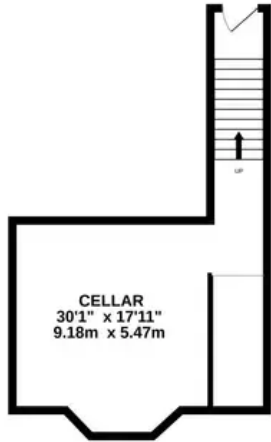
Offered for sale with no onward chain this impressive, bay fronted property really is a unique opportunity. Positioned overlooking the promenade and enjoying panoramic sea views you will find beautiful bay windows really making the most of those views and the light. The front door opens to a generous hallway and stairs lead up to the main accommodation. A rear door connects to the garage which is able to fit two cars, where an electric, vehicle, roller door opens onto the vehicle access. A door to the side opens to the rear yard. A further door allows access to the stairs which lead down to the front cellar which is used for storage.



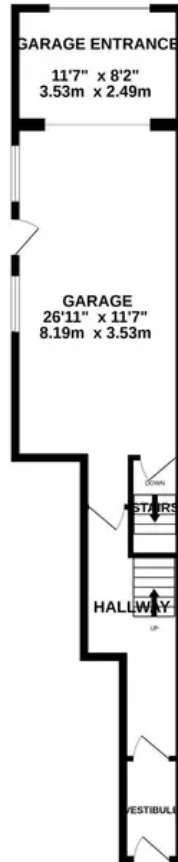
The Accommodation

On the first floor you will find a bay fronted lounge diner enjoying those sea views. An Art Deco style fire place provides a characterful focal point and double doors open to the rear kitchen. At the rear of the property there is a double bedroom where dual aspect windows make the room really light and a double glazed door opens to the balcony garden at the rear. Beside the bedroom is a bathroom with white, three piece bathroom suite. On the second floor a further bay fronted lounge diner again enjoys panoramic sea views. Double doors open to a rear kitchen with integrated hob, oven and a breakfast bar. At the rear is a double bedroom beside which is a wet room. The third floor has a dormer window to the front and the views are phenomenal, over Morecambe Bay

BASEMENT
311 sq.ft. (28.9 sq.m.) approx.



GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



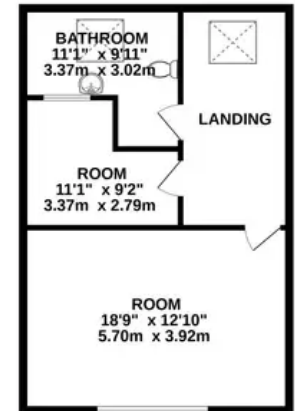
1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



2ND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



3RD FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 2970 sq.ft. (275.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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