



Charles Louis Homes Ltd  
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**CHARLES LOUIS**

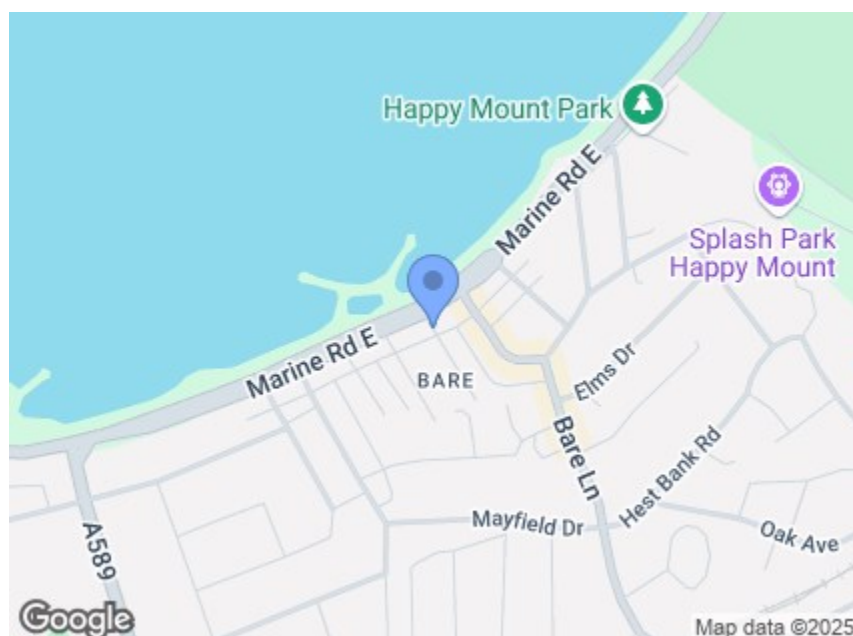
HOMES LIMITED

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**20 Beach Street**  
Morecambe, LA4 6BT

**£650**



**Directions**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	80		
<small>Very energy efficient - lower running costs</small> <small>(92 plus) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>(91-91) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

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# 20 Beach Street , Morecambe, LA4 6BT

With partial sea views toward promenade and Lakeland Hills, this spacious and well presented apartment is offered to the market unfurnished and available to occupy immediately.

With gas central heating, UPVC double glazed windows throughout and ample living space including lounge, modern kitchen, three bedrooms and shower room, this apartment is ideally placed for seaside walks and recreation along the promenade. There are road links and regular bus services providing access into nearby Morecambe town centre, and the Bay Gateway is a short distance away affording superb access into nearby Lancaster, Kendal, Preston and the Lake District making it the perfect base for getting around for both work and leisure.

## Entrance Hall

Front UPVC entrance door opens into the hallway with a radiator, power points and stairs ascending to the first floor.

## Lounge

With two front facing UPVC windows, coving, radiator and power points.



## Kitchen

With a rear facing UPVC window, radiator, power points, a range of wall and base units contrasting work surfaces, inset sink and drainer units, built in electric oven with electric hob with extractor hood, plumbing for washing machine and space for a low level fridge freezer.



## Landing

With a side facing UPVC window, radiator and power points.

## Bedroom Two

With a front facing UPVC window, radiator and power points.



## Second Floor Landing

With a radiator, leading to;



## Master Bedroom

With a rear facing UPVC window, radiator and power points.



## Bedroom Three

With a rear facing UPVC window, radiator and power points.



## Bathroom

Partly tiled with a UPVC window, extractor fan, three piece bathroom suite comprising, panel enclosed bath with electric shower over and screen.

