



## 54 Broadway, Morecambe, LA4 5XY

Located in the prestigious Broadway area of Morecambe, this beautifully presented family home has been well loved and maintained throughout its ownership. Stepping through its front door, you are instantly greeted with a sense of warmth and welcoming, with an abundance of space, and occupying a generously sized plot. With two reception rooms, a spacious kitchen diner and four generous sized bedrooms, this detached home provides the perfect backdrop for a forever family home.

The position of this home with appeal to many as it lies within easy reach of a variety of nearby amenities, ranging from local shops, supermarkets and eateries, to highly regarded primary and secondary schools, the coastal town of Morecambe has it all. With breathtaking scenery including scenic walks, and excellent transport links with the Bay Gateway lying a stones throw away, providing access to the M6 motorway in as little as 10 minutes. Simply superb.



## Layout (with approx. dimensions)

### Ground Floor

#### Entrance Hall

Fitted with a UPVC double glazed door with decorative glass detailing and matching windows. With coving to the ceiling, sensor lighting, luxury vinyl wood plank effect flooring and a radiator. With an oak staircase leading to the first floor and a Oak wooden door leading into an integral garage.

#### Living Room

**16'8" x 11'11" (5.09 x 3.65)**

Fitted with a feature inset living flame gas fire, with a UPVC double glazed window, coving to the ceiling and a radiator.

#### WC

Fitted with a two piece suite comprising a WC and a wash hand basin set in a bathroom cabinet. With a UPVC double glazed frosted window and luxury vinyl wood plank effect flooring.

#### Kitchen

**15'3" x 13'1" (4.67 x 4.01)**

Fitted with a range of wall and base units with a complementary worktop over and a one and a half stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring electric hob with extractor above and an oven below. With plumbing dishwasher and space for fridge freezer. With two UPVC double glazed windows, downlighters, coving, wooden laminate flooring and a radiator.

#### Rear Porch

Of a UPVC double glazed construction, this room provides an additional storage area located at the side of the property, perfect for muddy boots and wet coats, as it has an easy to clean tiled floor.

#### Sitting Room

**17'4" x 11'11" (5.30 x 3.65)**

A warm and inviting room situated at the back of the property overlooking the rear private garden. With two sets of UPVC double glazed doors with matching side windows, this light and bright room has coving to the ceiling and a radiator.

#### First Floor Landing

Stairs lead from the Entrance Hall to a spacious first floor. Fitted with a large built-in storage cupboard, with two UPVC double glazed windows and sensor lighting.

#### Bedroom Two

**15'1" x 11'11" (4.62 x 3.64)**

Fitted with range of built-in wardrobes with a UPVC double glazed window, coving to the ceiling and radiator.

#### Bedroom One

**15'1" x 11'11" (4.62 x 3.64)**

Fitted with two UPVC double glazed windows, showcasing rooftop views toward Ashton Memorial and Clougha Pike. With coving to the ceiling and a radiator.

#### Bedroom Three

**10'8" x 8'9" (3.26 x 2.68)**

Fitted with a built-in wardrobe, providing excellent storage. With a UPVC double glazed window showcasing rooftop views toward Ashton Memorial and Clougha Pike, coving to the ceiling and a radiator.

#### Bedroom Four

**10'2" x 8'4" (3.10 x 2.56)**

With a UPVC double glazed window, coving to the ceiling and a radiator.

#### Bathroom

Fitted with a four piece suite comprising a WC, wash hand basin, a bath and a corner shower cubical. With a UPVC double glazed frosted window, downlighters, heated towel rail and tiled walls and flooring.

#### Loft Space

**27'4" x 17'6" (8.34 x 5.35)**

A loft hatch with a drop-down ladder can also be found providing access to a large loft space. This space presents a perfect opportunity for conversion, subject to the necessary planning permissions.

#### Outside

To the front of the property, a large tarmac driveway can be found providing excellent off road parking, perfect for those with large vehicles or a motorhome, leading to an integral

garage. A laid to lawn garden can also be found, with planted borders and pathways leading to either side of the property, providing access to the rear garden. To the rear, a low maintenance laid to lawn garden can also be found, with a large paved patio area, secure wooden fencing and planted borders.

#### Integral Garage

**16'6" x 8'10" (5.03 x 2.70)**

Fitted with an electric roller door, providing excellent security. Housing a gas central heating boiler which was installed approximately two years ago, this useful space has plumbing for a washing machine and space for a tumble dryer. With a UPVC double glazed frosted window, light and power.

#### Services

Mains electric, mains gas, mains water and mains drainage.

#### Council Tax

Band E - Lancaster City Council.

#### Tenure

Freehold.

#### Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

#### Energy Performance Certificate

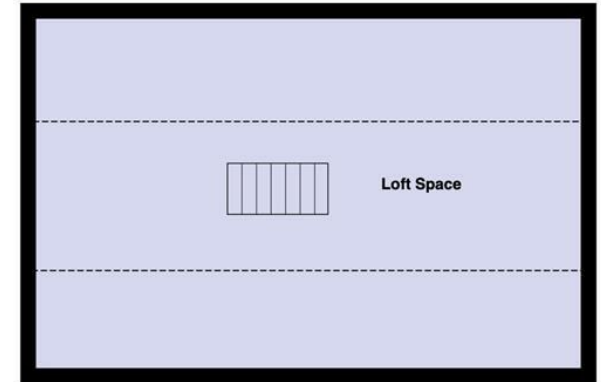
The full Energy Performance Certificate is available on our website or by contacting our hybrid office.

#### Please note:

Throughout the home, there are Oak wooden internal doors fitted to each room. In February 2007, plans were passed for a single story extension and although the planning has now lapsed, plans are available should the new purchasers wish to extend. Please contact our office for more information.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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