



12 Broadway, Morecambe  
Morecambe

£635,000









## 12 Broadway

Morecambe, Morecambe

An impressive and elegant detached 1930's home on sought after Broadway with the Prom just steps away. Extended to the rear with a stunning Garden Room and having 4 double bedrooms, a driveway, garage & garden! No Chain!

Council Tax band: F

Tenure: Freehold

- Detached House w/ NO CHAIN
- 2 Generous Receptions
- Open Plan Extended Living Space
- Rear Garden & Front Garden
- Driveway & Detached Garage
- Summer House
- Sought After Broadway
- Great Local Amenities
- Sleek Modern Kitchen & Utility Room









### The Location

This house enjoys a prime position near the top of sought after Broadway. With the promenade just steps away and even a Bay View from the bow window in the bedroom this house really does have a super location. Bare and Torrisholme villages are close by with plenty of local amenities. Well attended local churches, two sought after primary schools, and a secondary school just a walk away make this a superb location for families. The villages have plenty of shops and local businesses and there is a regular bus service. The local train station at Bare connects through to the West Coast main line at Lancaster within minutes and the new link road means there is direct road access to the M6. With Happy Mount Park and Morecambe's iconic promenade close by this is a great location.

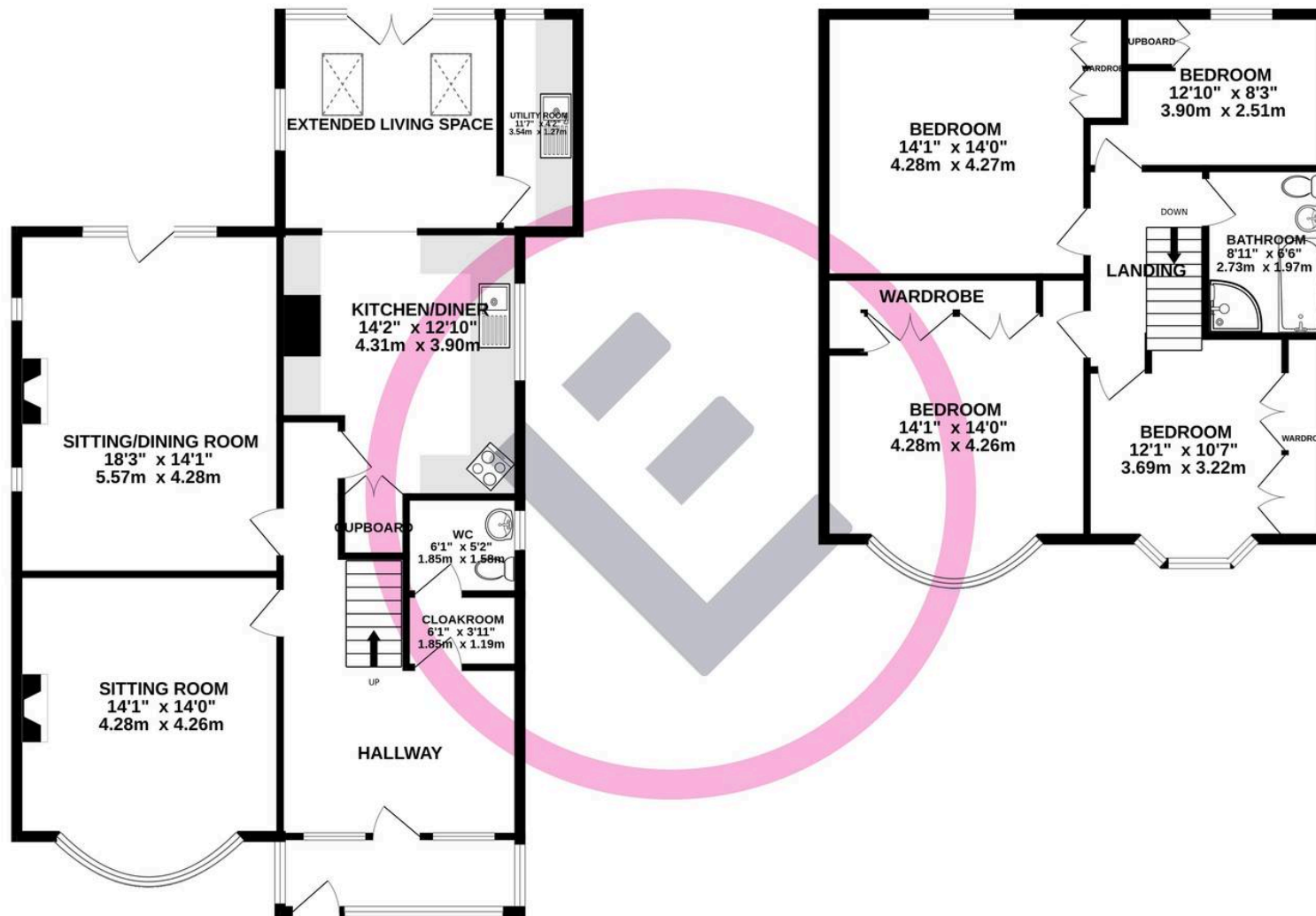
### The House

This stunning detached house has the elegant and generous proportions of the 1930s and combines stylish character details with modernised and extended accommodation. There is driveway parking and a front garden. The smart new front door opens to the porch and from there to a wide, welcoming hallway. Stairs lead up to the first floor and there is a parquet style wooden floor. Matching oak internal doors complete the look. The house has two generous reception rooms. The front sitting room has an elegant bow window and focal fire and at the rear the second sitting room has a French door to the garden and focal fire. The kitchen diner is sleek and modern in gloss white with integrated appliances. It is open plan to the extended living space at the rear which has Velux windows and French Doors. There is also a utility room, a ground floor cloak room and modern WC.



GROUND FLOOR  
1101 sq.ft. (102.3 sq.m.) approx.

1ST FLOOR  
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 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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## Lancastrian Estates

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