



27 Broadway, Morecambe,
Lancashire, LA4 5BQ

27, Broadway, Morecambe

The property at a glance

5  2  2 

- Sublime, Art Deco Inspired Detached Residence
- Five Bedrooms; One boasting a Roof Terrace
- Separate Lounge with Modern Multi Fuel Burner
- Fantastic Open Plan Kitchen Living Space with Bifolding Doors
- Detached Double Garage
- Stunning Four Piece Bathroom Suite
- Driveway & Immaculate Front Garden
- EPC Rating C
- Freehold
- Council Tax Band D



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£650,000

Get to know the property



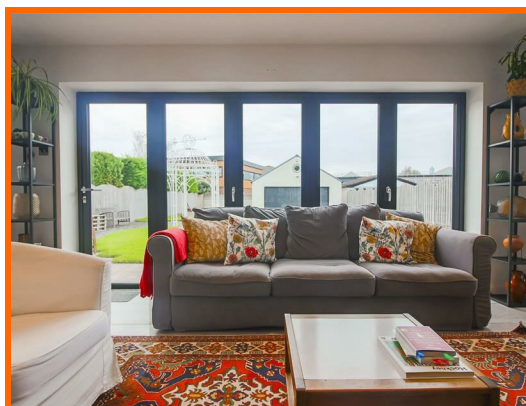
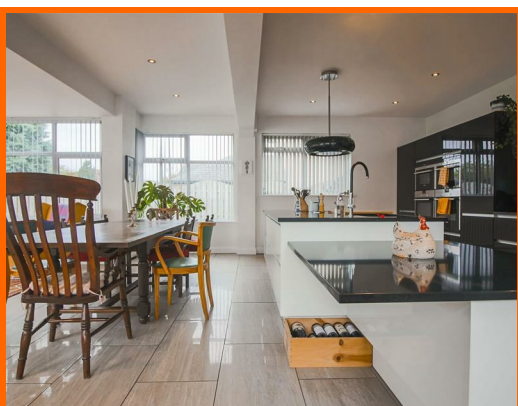
Built in 1934, this unique art deco inspired detached residence boasts five bedrooms, one with a roof terrace, and is located in a highly sought after position on 'Broadway', just a few minutes walk to the sea front!

This exceptional property is stylishly yet neutrally presented throughout - perfect to move straight into - and offers generously proportioned accommodation ideal for families.

Entrance from the side elevation is through a composite door into the wide and welcoming hallway which in turn leads to a useful utility/boot room with fitted units, plumbing for washing machine and space for dryer. Continuing through the hallway, you enter a second hallway on the opposite side of the house with a stunning, art deco curved staircase with a feature pillar. From here there is access to the impressive open plan kitchen, dining, living space.

The sleek Leicht kitchen incorporates a range of wall and base units in black gloss and a kitchen island with white base units and contrasting black granite worktop extending to a breakfast bar area. A range of quality integrated appliances are on offer including fridge freezer, two side-by-side ovens, steamer, microwave, induction hob, ceiling suspended extractor hood and an inset sink with mixer tap and boiling water tap. To the dining/sitting area there are bifolding doors opening to the rear garden, making this a great space for entertaining guests and for family life.

Further rooms to the ground floor include the separate, light and airy lounge with modern, inset multi fuel burner, home office/study with feature arched windows and a WC/cloakroom.





Rooms to the first floor include three double bedrooms, a generous single bedroom and a beautiful, four piece family bathroom suite. Two of the four bedrooms benefit from fitted/built in wardrobes and one boasts a roof terrace to the front elevation. The magnificent bathroom offers a freestanding Victoria & Albert bath, walk in shower enclosure with glass screen, low flush WC, wash hand basin set in a floating effect vanity unit and also benefits from underfloor heating and boasts a Sonos speaker!

To the second floor there is another generous double bedroom and opposite the bedroom across the landing is a walk in dressing room and a modern three piece shower room comprising curved shower cubicle, low flush WC and wash hand basin set in a floating effect vanity unit.

Further benefits to the property include double glazing, gas central heating (with smart control Hive system), security camera system, alarm system and video entry system.

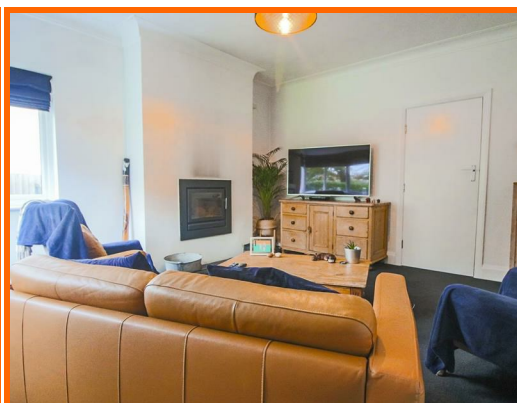
Externally, to the front elevation there is a double gated, block paved driveway and a neatly manicured front lawn. There is access down both sides of the property to the beautiful rear garden, which offers a paved patio seating area, an immaculate lawned area with pergola and a gravelled area leading to a detached, double garage at the end of the garden. The garden benefits from a herringbone drainage system and the garage with potential for a first floor office/storage space with power, light and alarm system.

Situated on the highly desirable and prestigious street known as 'Broadway' the property is in a great location, within walking distance of Morecambe Sea Front and a range of local amenities including bus & train services, Promenade and Town Centre shops and restaurants. Furthermore, the M6 link road 'The Bay Gateway' is only a short drive away, providing improved access to Lancaster City Centre and areas further afield including The Lake District.

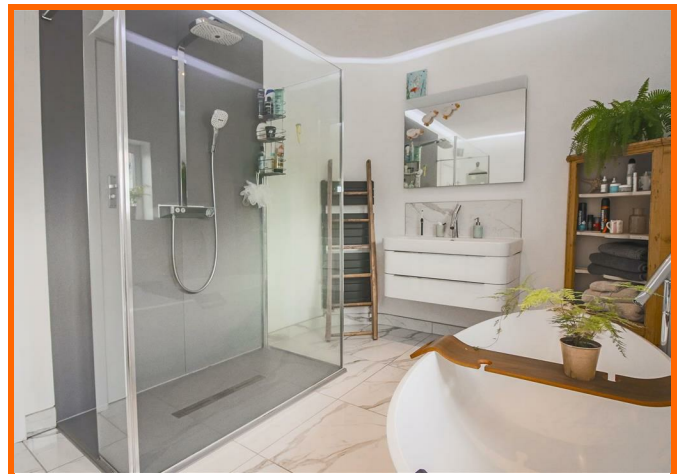
Council Tax Band: D

Disclaimer

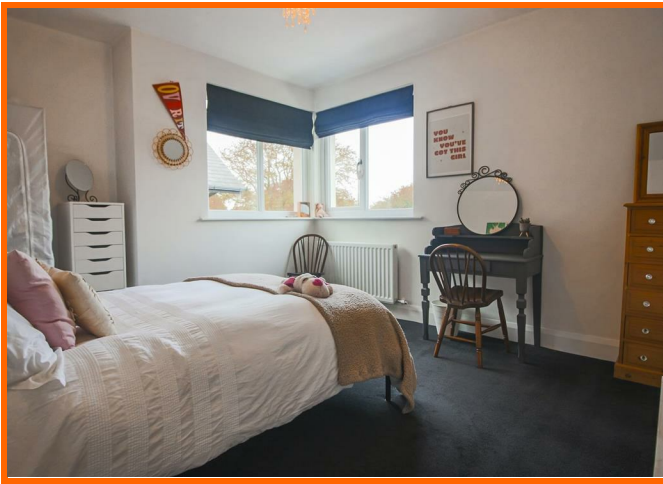
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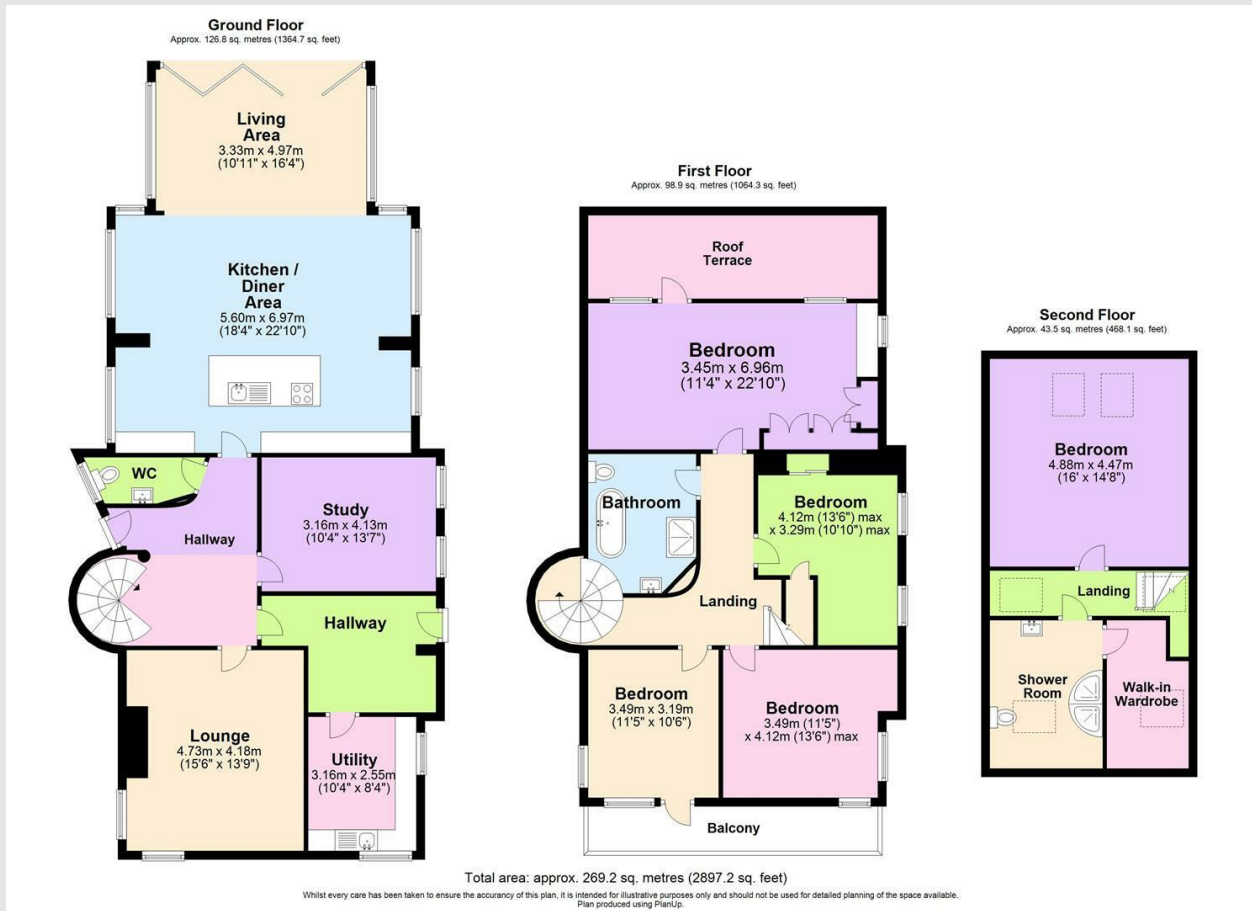
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(82 plus) A		
(81-91) B				(61-81) B		
(69-80) C				(50-60) C		
(55-68) D				(39-49) D		
(39-54) E				(21-38) E		
(21-38) F				(1-20) F		
(1-20) G				Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs						
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	