



100 Broadway,  
Morecambe, LA4 5XY

100, Broadway, Morecambe

## *The property at a glance*

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Fitted Kitchen
- Two Spacious Reception Rooms
- Four Piece Bathroom
- Front & Rear Gardens
- Off Road Parking & Garage
- Freehold
- Council Tax Band D
- EPC Rating: D



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# £375,000

# Get to know the property

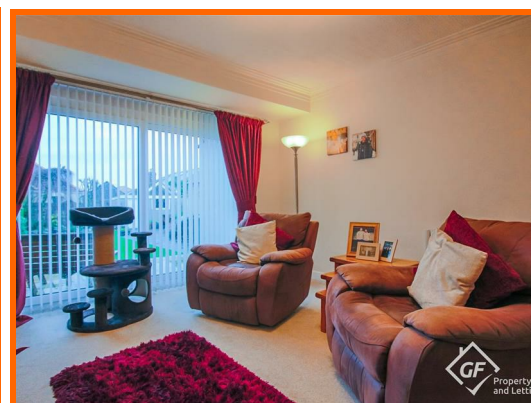
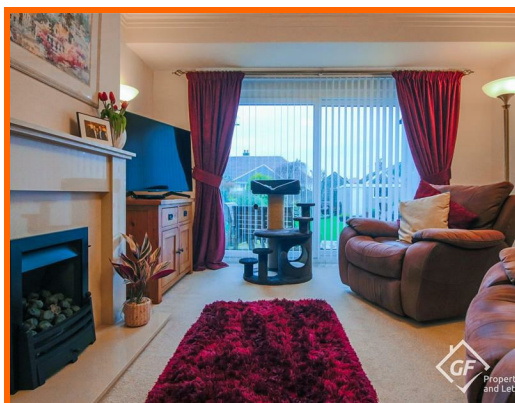
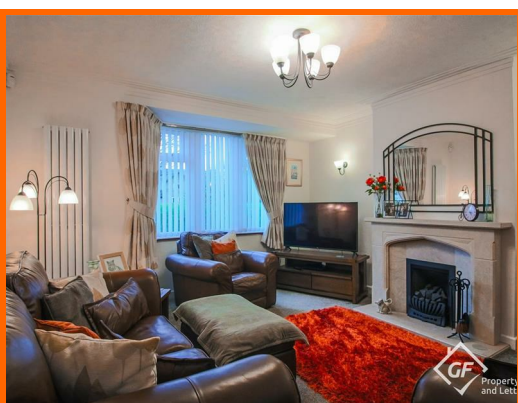


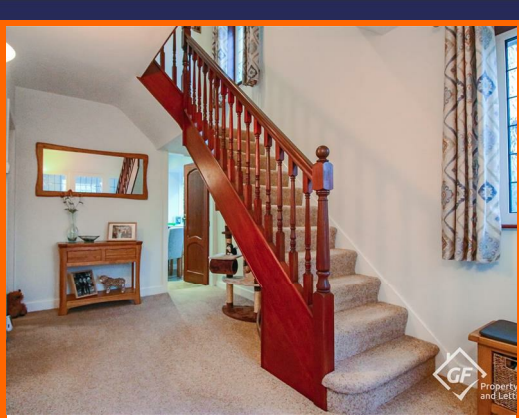
## A GORGEOUS FAMILY HOME WITH GENEROUS OFF-ROAD PARKING AND GREAT SIZED GARDENS

Situated on Broadway, this spacious and inviting three-bedroom house boasts lofty ceilings and generous interiors. The bay-fronted living room is bathed in natural light, creating a warm and welcoming ambiance. Next to the living room, a separate dining room provides an ideal space for family gatherings or entertaining guests with access to the rear garden. Upstairs, a bathroom serves two double bedrooms and a third single bedroom. The third bedroom could be used as a child's room or a study. The main bedroom offers comfort and tranquility, while the other bedrooms provide flexibility for family members or guests. The expansive back garden is lawned and paved, ensuring low-maintenance outdoor living. Ample off-road parking is available on the driveway, complemented by a vast front garden that enhances the property's curb appeal.

The property comprises briefly, to the ground floor: entrance through a porch to a welcoming hallway with stairs leading to the first floor and doors providing access to two reception rooms and a contemporary fitted kitchen. To the first floor is a landing with doors leading to three bedrooms and a contemporary fitted bathroom suite. Externally the property boasts a laid to lawn garden with a paved patio and bedding areas. The front of the property boasts a laid to lawn garden with a gated driveway providing off-road parking for numerous vehicles leading to a single garage at the rear of the property.

For further information, or to arrange a viewing, please contact our Sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram





## Ground Floor

### Entrance Vestibule

2.39m x 0.81m (7'10 x 2'8)

UPVC double glazed entrance door, boiler, tiled flooring and door to the hallway.

### Hallway

4.57m x 2.39m (15' x 7'10)

Two UPVC double glazed frosted windows, central heating radiator, smoke alarm, stairs to the first floor and doors to two reception rooms and kitchen.

### Reception Room One

4.55m x 3.94m (14'11 x 12'11)

UPVC double glazed window, central heating radiator and gas fire with York stone surround.

### Reception Room Two

4.24m x 3.96m (13'11 x 13')

Central heating radiator, gas fire with granite surround and UPVC double glazed sliding doors to the rear.

### Kitchen

5.23m x 2.72m (17'2 x 8'11)

Two UPVC double glazed windows, UPVC double glazed box bay window, two central heating radiators, range of wall and base units with laminate surfaces, composite one and a half bowl sink with drainer and mixer tap, Prima oven and grill in a high rise unit, Prima five ring gas hob, extractor hood, integrated microwave, Fridge Freezer and Dishwasher, spotlights, tiled flooring and door to the rear.

## First Floor

### Landing

UPVC double glazed frosted window, smoke alarm, loft access and doors to three bedrooms and bathroom.

### Bedroom One

4.52m x 3.94m (14'10 x 12'11)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

3.76m x 3.63m (12'4 x 11'11)

UPVC double glazed window, central heating radiator, vanity top wash basin, fitted wardrobes and coving.

### Bedroom Three

2.74m x 2.39m (9' x 7'10)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

### Bathroom

2.72m x 2.54m (8'11 x 8'4)

Two UPVC double glazed windows, central heating towel rail, dual flush WC, pedestal wash basin, double direct feed shower unit, panelled bath, tiled elevations, spotlights, extractor fan and laminate flooring.

## External

### Rear

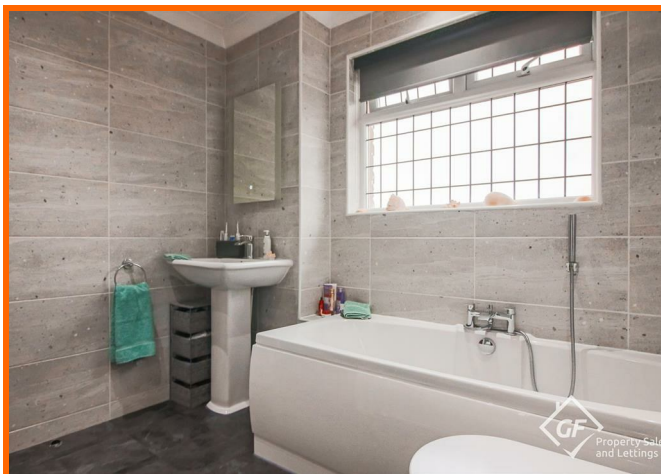
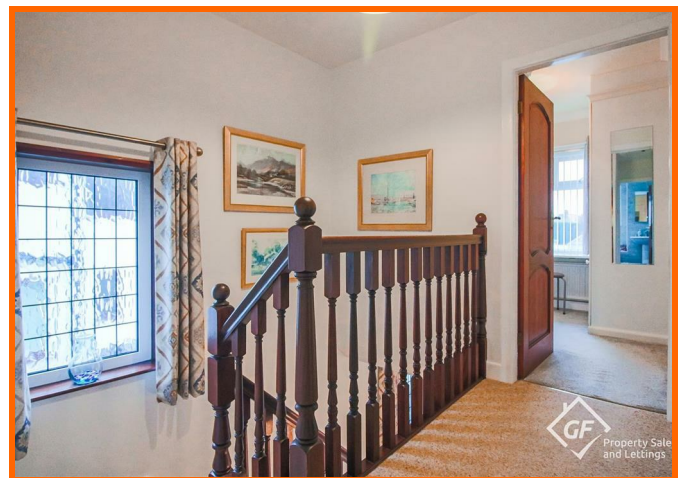
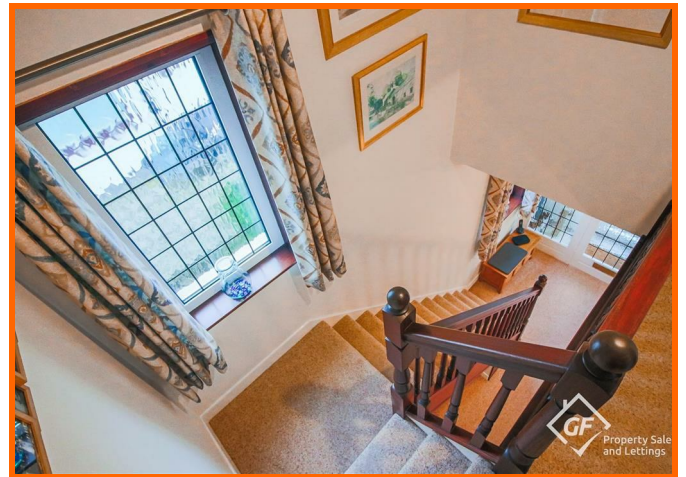
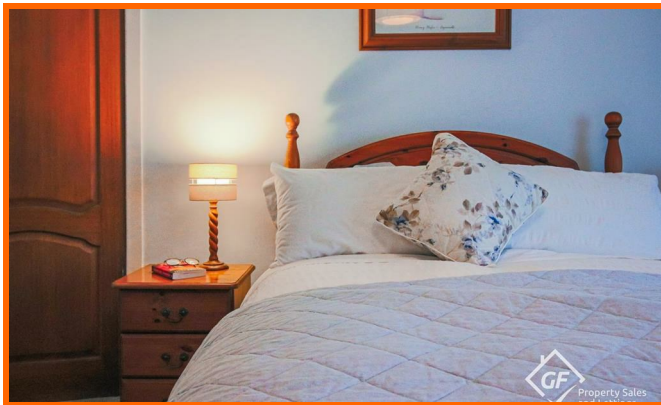
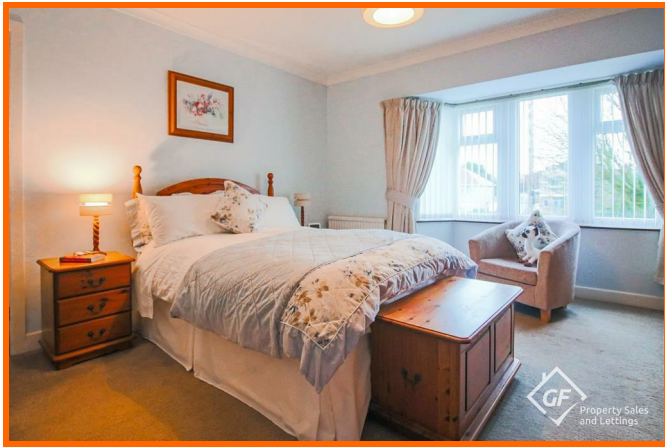
Laid to lawn garden with paving, wood chipped bedding and access to the garage. Separate Outbuilding with power.

### Garage

5.21m x 2.59m (17'1 x 8'6)

Plumbing for washing machine, space for dryer and fridge freezer, WC.

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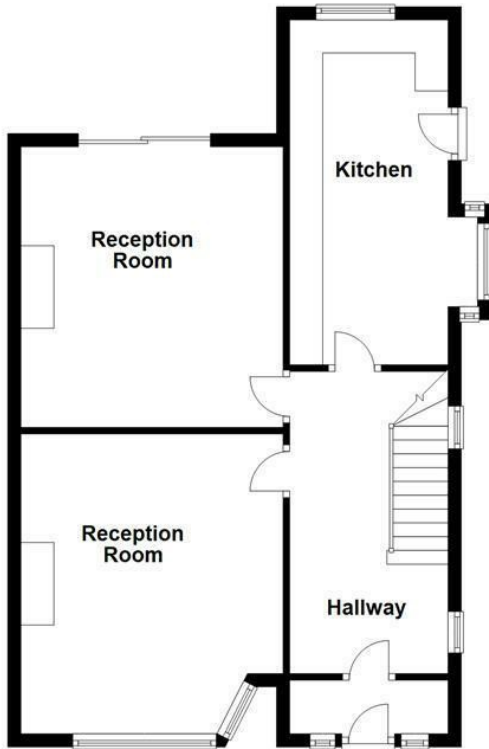
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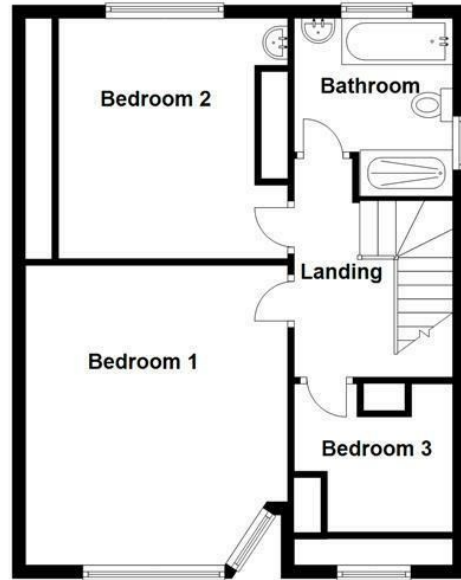
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# Take a nosey round

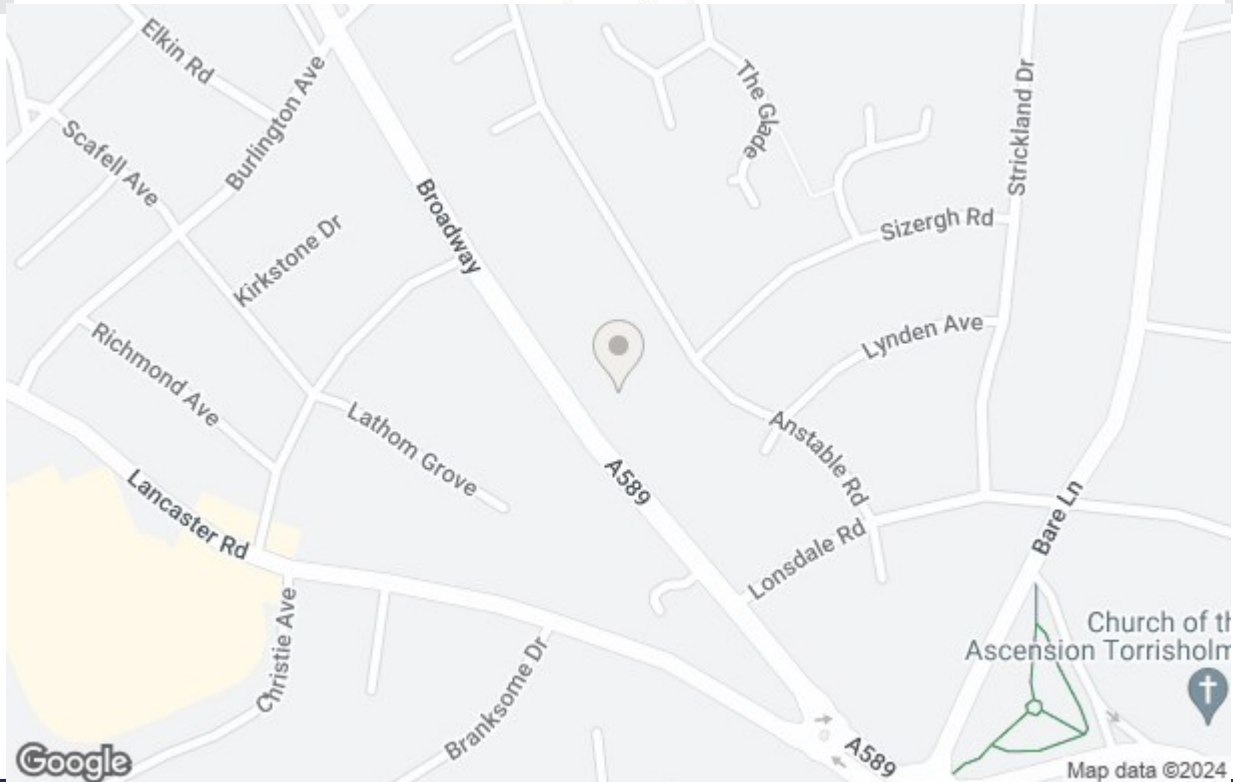
Ground Floor



First Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.  
Plan produced using PlanUp.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(65-80) <b>C</b>			(65-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	59	62
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		