



102 Broadway,  
Morecambe, LA4 5XY

102, Broadway, Morecambe

## *The property at a glance*

4  2  3 

- Detached Property
- Four Bedrooms
- Open Plan Dining Kitchen
- Spacious Reception Rooms
- En Suite To Main Bedroom
- Front & Rear Gardens
- Ample Off Road Parking
- NO UPWARD CHAIN & Freehold Property
- Council Tax Band F
- EPC Rating: TBC



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £455,000



# Get to know the property



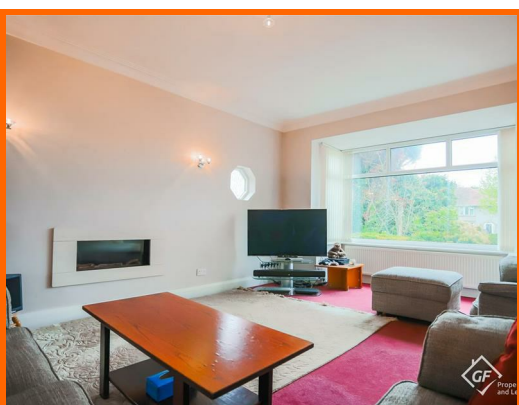
FOUR BEDROOM DETACHED FAMILY HOME IN A POPULAR LOCATION. Offered with no chain delay!

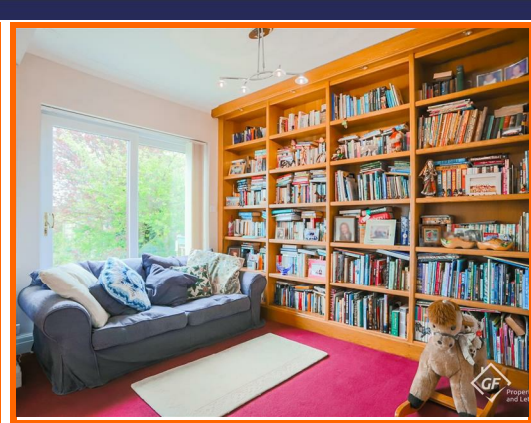
Welcome to this charming detached house located in the desirable area of Broadway, Morecambe. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with the family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

This house is an ideal family home, offering versatile reception rooms that can be tailored to suit your needs. The property also presents a fantastic opportunity for customisation and modernising, allowing you to put your own stamp on it and create the home of your dreams.

One of the standout features of this property is the off-road parking for numerous vehicles, providing convenience and peace of mind for you and your family. Additionally, the generous rear garden offers plenty of outdoor space for children to play or for you to unwind in the fresh air.

Situated in a popular and sought-after location, this house is close to amenities and schools, making it a convenient choice for families. Don't miss out on the chance to own this wonderful property in Broadway, Morecambe - it could be the perfect place for you to call home.





## Ground Floor

### Entrance Porch

2.01m x 0.64m (6'7 x 2'1)

UPVC double glazed French doors, terracotta tiled flooring and door to the hallway.

### Hallway

Central heating radiator, smoke alarm, stairs to first floor and doors to WC, two reception rooms and kitchen.

### WC

1.68m x 1.32m (5'6 x 4'4)

Hardwood single glazed window, central heating radiator, dual flush WC and vanity top wash basin.

### Reception Room One

5.59m x 4.01m (18'4 x 13'2)

Two hardwood double glazed windows, UPVC double glazed bay window, two central heating radiator, coving, wall inset gas fire and door to reception room three.

### Kitchen

5.72m x 3.18m (18'9 x 10'5)

UPVC double glazed window, central heating radiator, range of panelled wall and base units with laminate surfaces, oven and grill in a high rise unit, four ring electric hob, extractor hood, tiled splashbacks, stainless steel one and a half bowl sink with drainer and mixer tap, plumbing for dishwasher, space for fridge freezer, part tiled flooring, part wood effect flooring and door to utility.

### Utility Room

2.31m x 2.24m (7'7 x 7'4)

UPVC double glazed frosted window, plumbing for washing machine, laminate worktop, tiled flooring and UPVC double glazed frosted doors to the driveway and to the rear.

### Reception Room Two

3.63m x 3.33m (11'11 x 10'11)

UPVC double glazed window, central heating radiator, coving and open to reception room three.

### Reception Room Three

3.35m x 2.57m (11' x 8'5)

UPVC double glazed sliding doors to the rear, central heating radiator and coving.

## First Floor

### Landing

Two UPVC double glazed frosted windows, central heating radiator, loft access, coving and doors to four bedrooms, bathroom and linen cupboard.

### Bedroom One

4.17m x 3.35m (13'8 x 11')

UPVC double glazed window, central heating radiator, coving, television point and door to the en suite.

### En Suite

2.57m x 1.55m (8'5 x 5'1)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin, walk in direct feed shower unit, tiled elevations, tiled flooring and door to walk in wardrobe.

### Walk In Wardrobe

2.64m x 1.63m (8'8 x 5'4)

Central heating radiator.

### Bedroom Two

4.01m x 3.38m (13'2 x 11'1)

UPVC double glazed bay window, hardwood double glazed window, central heating radiator and coving.

### Bedroom Three

4.04m x 3.02m (13'3 x 9'11)

UPVC double glazed window, central heating radiator and coving.

### Bedroom Four

3.81m x 1.70m (12'6 x 5'7)

UPVC double glazed window and central heating radiator.

### Bathroom

2.59m x 2.49m (8'6 x 8'2)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin, corner panelled bath, corner direct feed shower unit, PVC panelled ceiling and tiled elevations.

## External

### Front

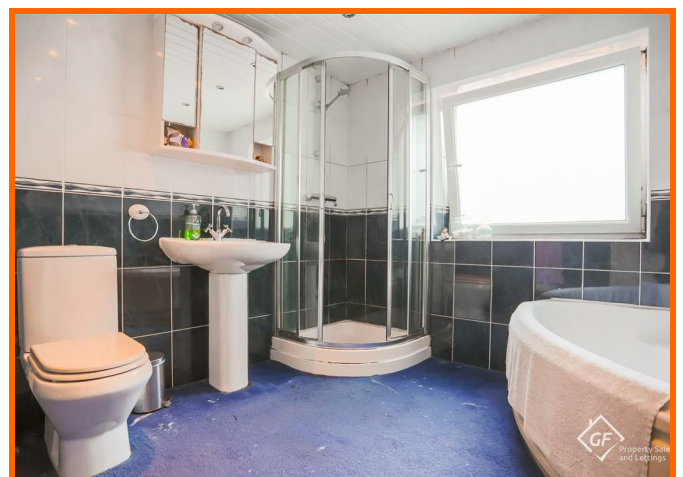
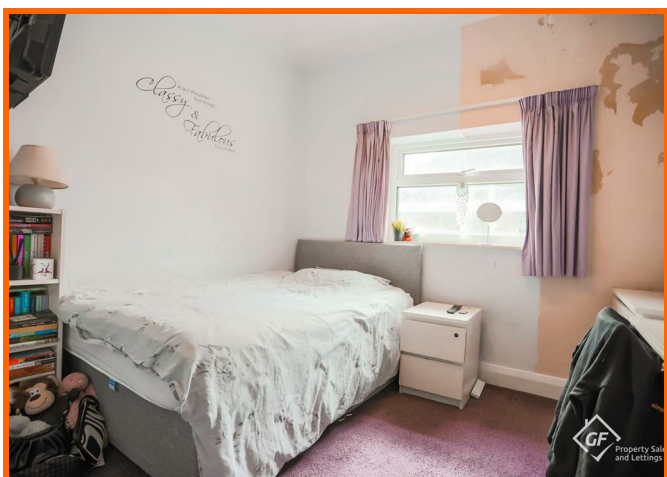
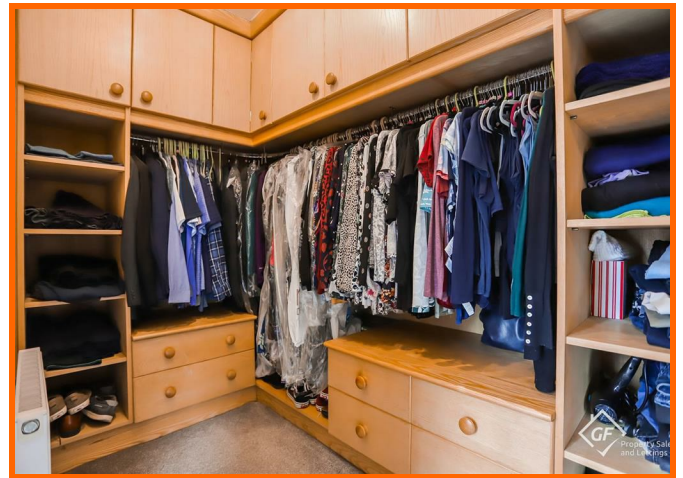
Planted beds, hedges, gravel chippings and gated driveway providing off road parking for numerous vehicles.

### Rear

Laid to lawn garden with decking and planted beds.

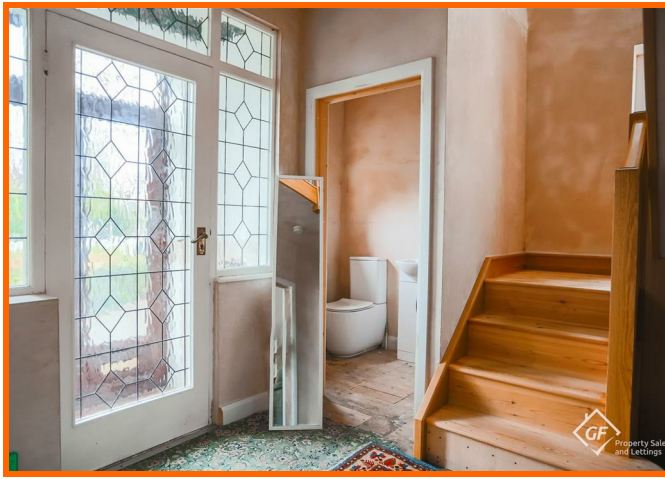


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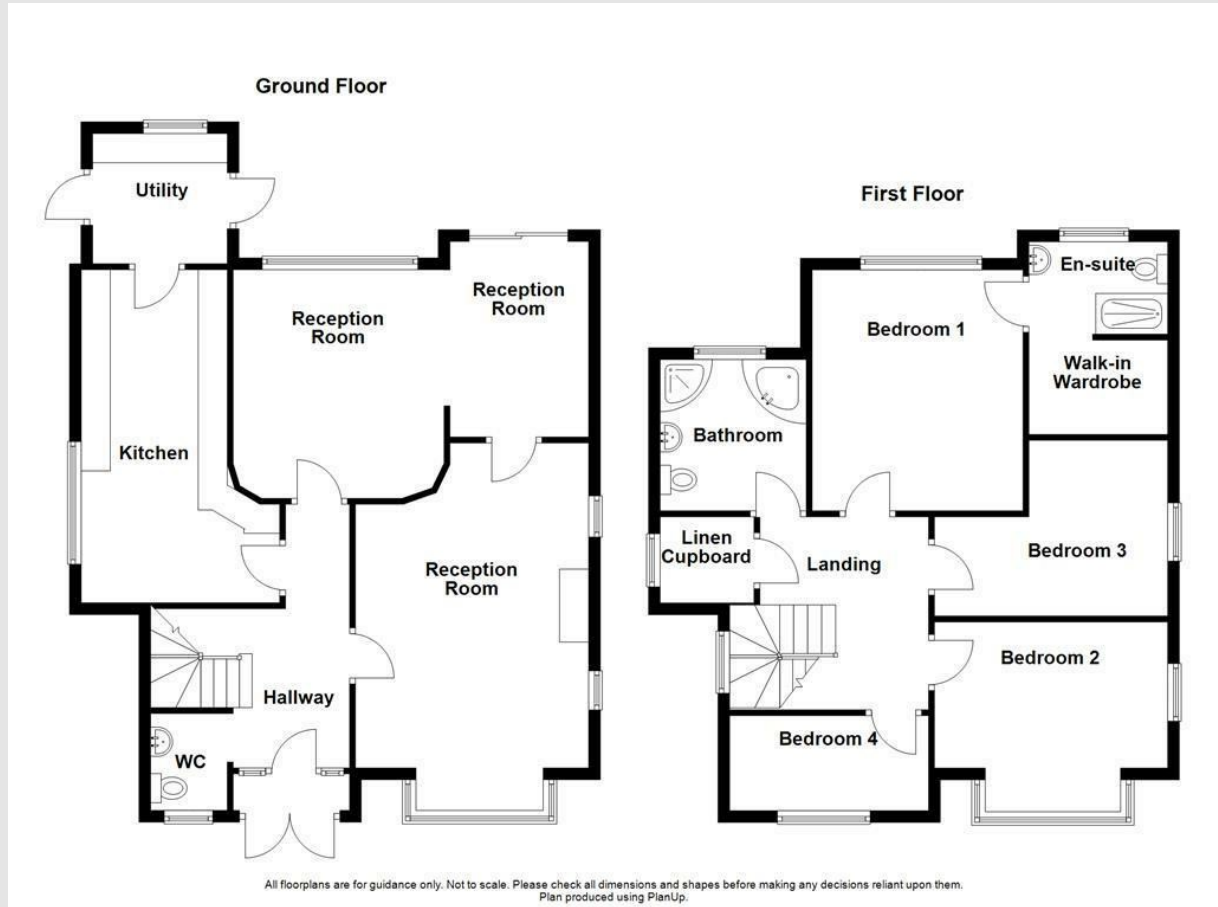
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
59	69		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions	Not environmentally friendly - higher CO <sub>2</sub> emissions
(92 plus) <b>A</b>	(1-20) <b>G</b>	(82 plus) <b>A</b>	(1-20) <b>G</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>	

England & Wales EU Directive 2002/91/EC