



6, 34 Broadway,  
Morecambe, LA4 5BJ

34, Broadway, Morecambe

## *The property at a glance*

4  2  2 

- Stunning two-storey town house - Close to the seafront and Bare Village
- Four double bedrooms — En-suite to master
- Stylish open-plan kitchen, living, and dining space
- High-quality German kitchen with Neff appliances
- Quartz worktops & Bora downdraft hob
- Two spacious reception areas
- Luxurious four-piece family bathroom
- Gas boiler powering underfloor heating on both floors - Wireless-controlled heating system
- Allocated parking for two vehicles - Private garden area & external storage unit
- Excellent transport links. EPC: C Property Band: B



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# £425,000

# Get to know the property



Nestled in the desirable area of Bare on Broadway, Morecambe, this exceptional four-bedroom town house forms part of the prestigious Christchurch Development completed in 2024. Designed to combine luxurious modern living with coastal charm, the home offers a superb blend of style comfort, and practicality.

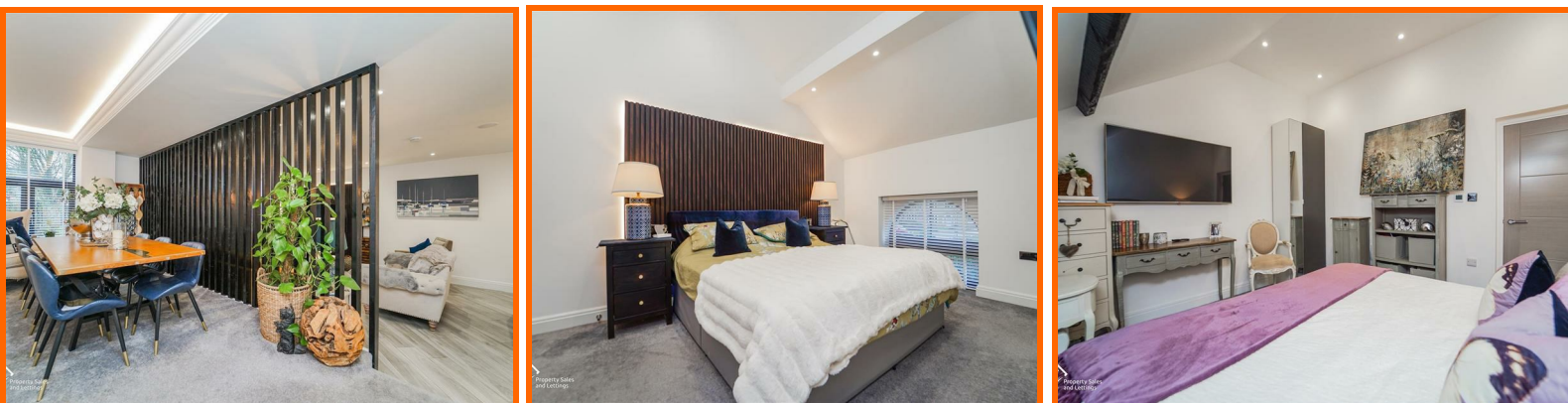
Upon entering, you are welcomed into a beautifully designed open-plan living space that seamlessly incorporates the kitchen, dining, and reception areas—perfect for family living and entertaining. The contemporary German-engineered kitchen features high-quality Neff appliances, a Bora downdraft hob, and quartz worktops, enhanced by sleek cabinetry and premium porcelain tiled flooring.

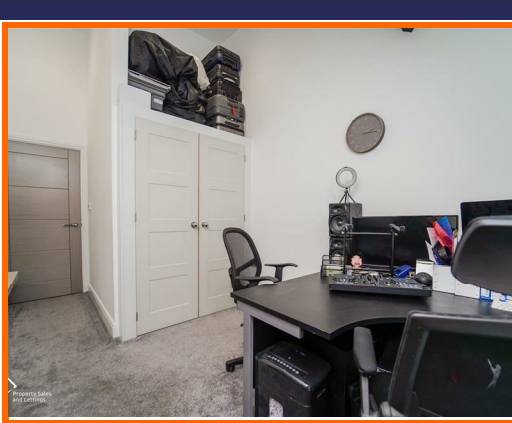
The property includes two spacious reception rooms, providing flexible and comfortable spaces for both relaxation and socialising. All four double bedrooms are generously proportioned, including a stylish mastersuite with walk-in wardrobes and a modern en-suite featuring a rainfall shower and luxury finishes.

A beautifully appointed four-piece family bathroom adds further appeal, offering a rainfall shower, a free standing bath, and elegant vanity storage. The home further benefits from a highly efficient gas boiler system powering underfloor heating across both floors, delivering consistent and comfortable warmth throughout. The system is fully wireless-controlled, enabling convenient zoned temperature management to suit individual lifestyle needs.

Externally, the property offers two allocated parking spaces, a private garden area, and a dedicated storage unit—fantastic additions in such a sought-after coastal location. With the seafront just moments away, residents can enjoy scenic walks, fresh sea air, and the popular amenities of Bare Village.

Excellent transport links further enhance the convenience of this exceptional address. This property is more than just a home—it is a lifestyle choice, combining modern sophistication with relaxed coastal living.





## Entrance

Composite door to Entrance Hall.

## Hallway

Spot lighting, door to WC, dining room, stairs to first floor.

## WC

Spotlighting, wall vanity wash basin with mixer tap, WC, laminate wood flooring.

## Dining Room

Aluminum double glazed window, coving, led lighting open passage to reception room 1.

## Reception Room

4 x Aluminum double glazed windows, composited sink with mixer tap, Bora down draft hob , 2 x integral oven and microwave, integral fridge freezer, integral dishwasher,(Neff) wall and base units with quartz worktops, spotlighting, Porcelain tiled floor.

## Landing

Spotlighting, door to bedrooms 1,2,3,4, bathroom,Airing cupboard with pressurised cylinder.

## Bedroom 1

Aluminum double glazed window, wood paneling, spotlighting, walk-in wardrobes, door to en-suite.

## En-Suite

Aluminum double glazed window, wall vanity wash basin with mixer tap, WC, direct feed rainfall shower with rinse, fully tiled elevation, extractor fan, spotlighting, Porcelain tiled floor.

## Bedroom 2

Velux window, spotlighting, exposed beam.

## Bedroom 3

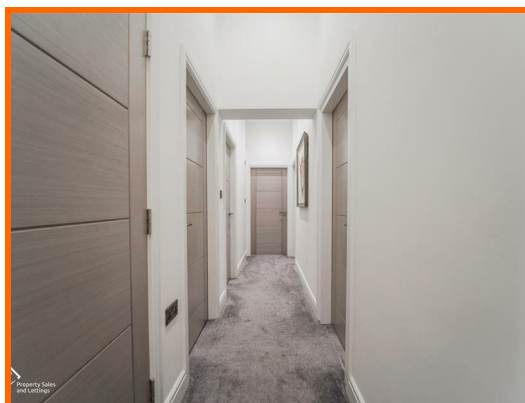
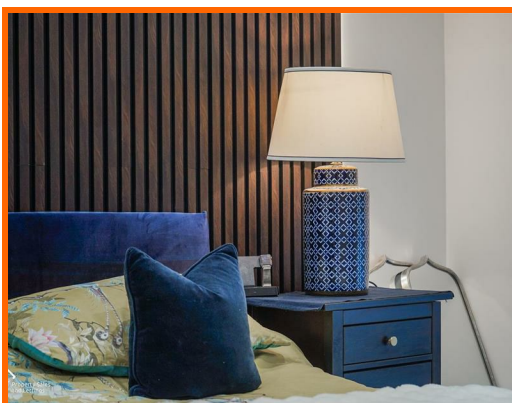
Aluminum double glazed window, spotlighting.

## Bedroom 4

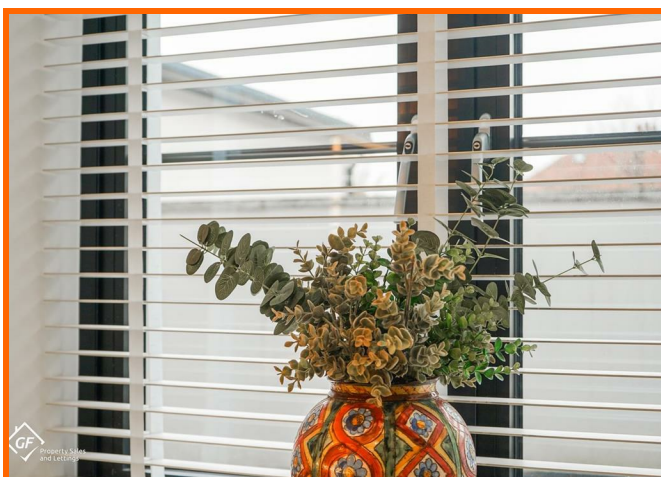
Aluminum double glazed window, spotlighting, exposed beams, integrated wardrobe.

## Bathroom

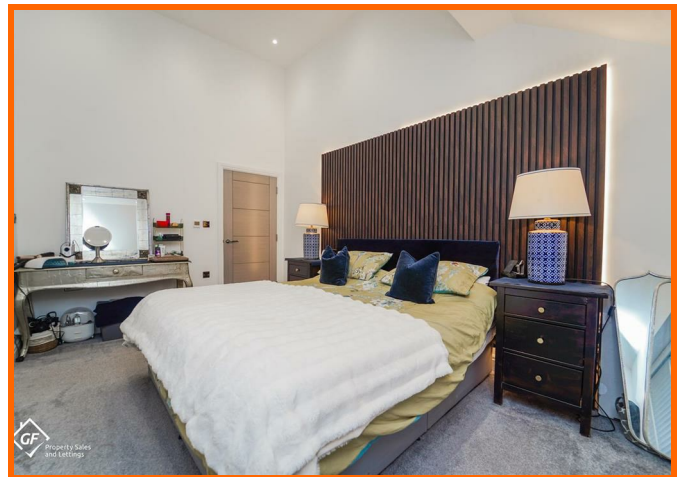
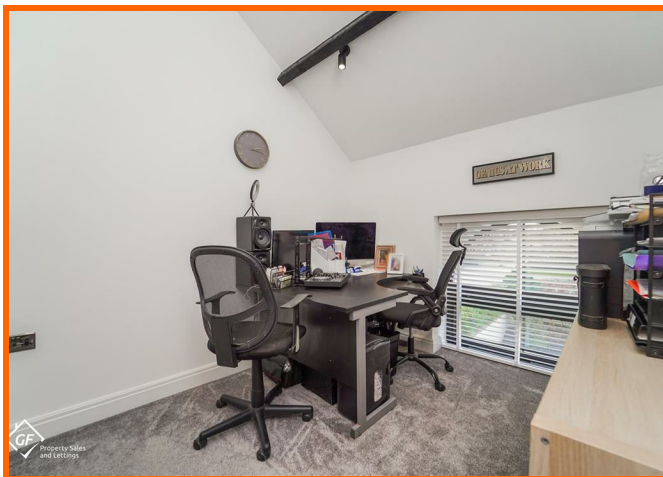
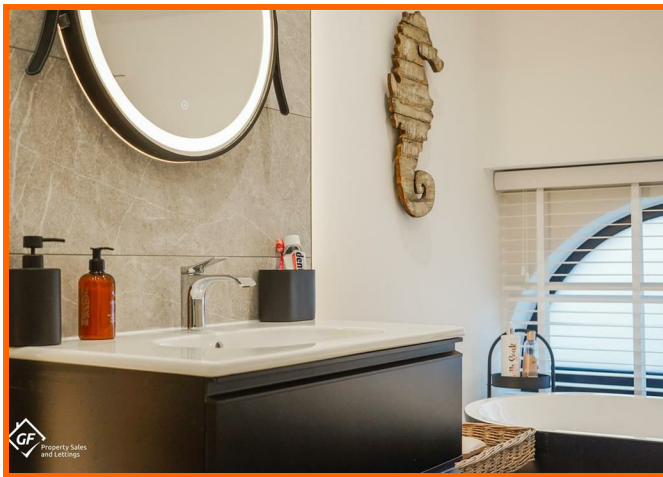
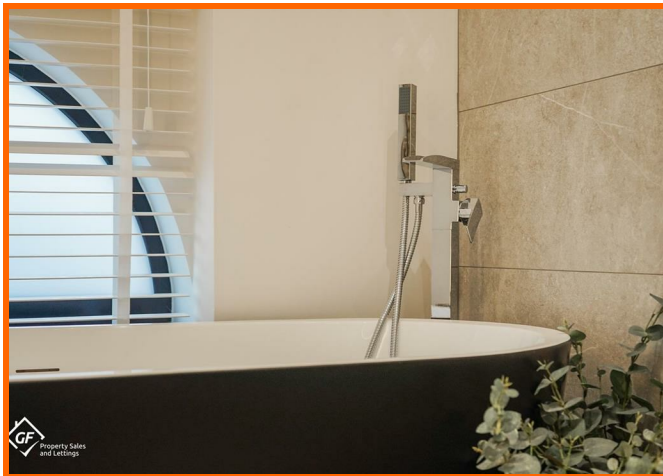
Aluminum double glazed, WC, wall vanity wash basin with mixer direct feed, rainfall and rinse, freestanding bath with mixer tap and rinse, part tiled, spot lighting, extractor, porcelain tiled flooring.



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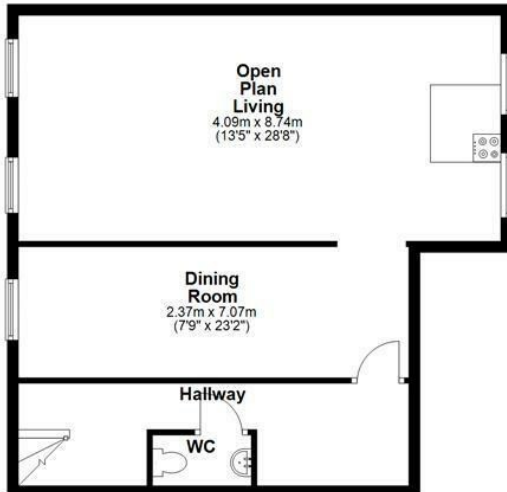
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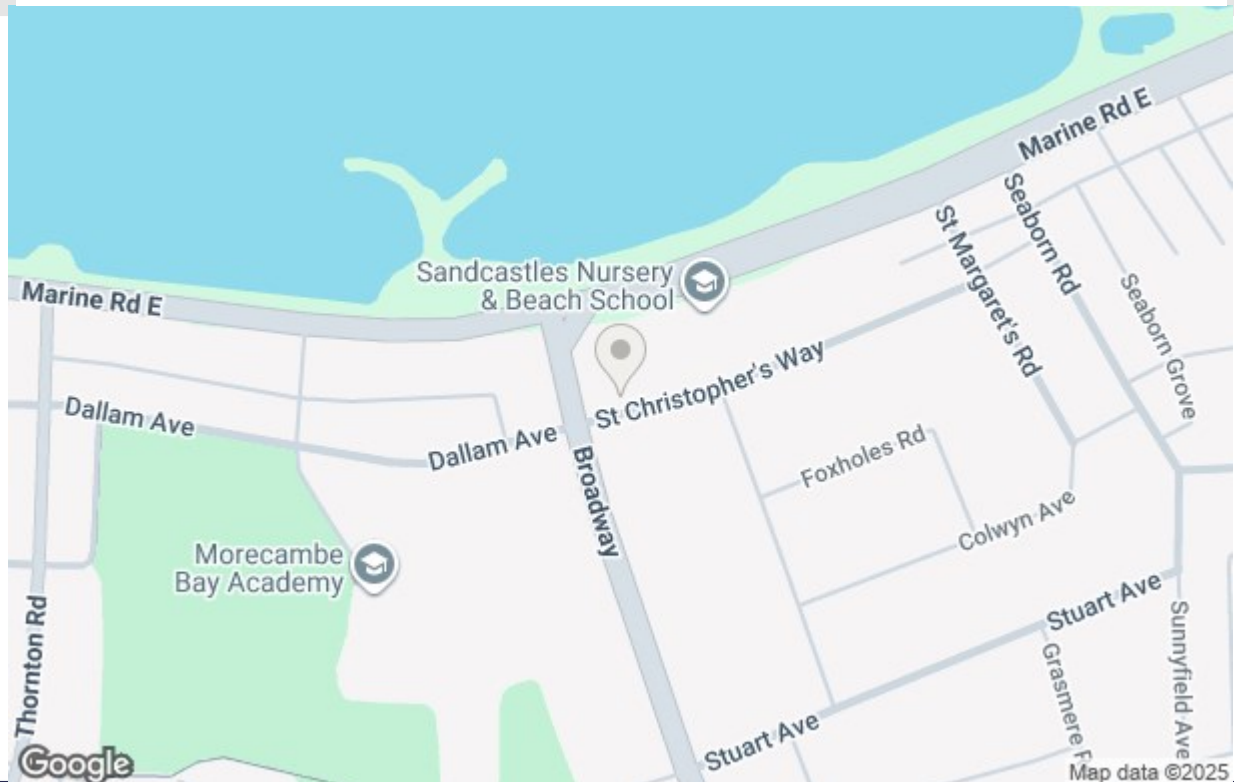
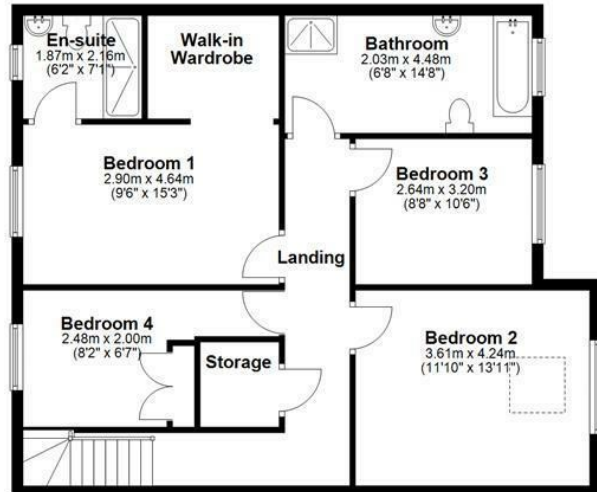
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## Take a nosey round

### Ground Floor



### First Floor



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		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>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <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		