



## Morecambe

£340,000

46 South Road, Morecambe, Lancashire, LA4 6JP

Situated in a popular residential area, this beautifully presented family home enjoys a quiet, tucked-away setting with excellent access to Bare Village and Morecambe. Featuring three generous bedrooms, an additional versatile loft room, and a stunning south-facing private garden, this property offers the perfect blend of space and convenience.

### Quick Overview

Beautifully Presented Family Home  
Popular Residential Location  
Close to Local Shops, Amenities and Transport Links  
Ample Off Street Parking and Garage  
Private South-Facing Rear Garden  
Three Bedrooms and Loft Room  
Three Reception Rooms  
No Chain Delay  
Characterful Features Throughout  
Ultrafast Broadband Available\*



3



2



3



E



Ultrafast  
Broadband



Off Street  
Parking

Property Reference: C2522





Entrance



Living Room



Open Plan Kitchen Dining Room



Open Plan Kitchen Dining Room

Morecambe is home to several restaurants, pubs, as well as independent and chain cafes. The area offers an ideal location for families. There are an excellent selection of popular nursery, primary and secondary schools within the catchment area. Additionally, an abundance of sports and activities are on your doorstep, including: Vale of Lune RFC; Morecambe Golf Club; Happy Mount Park; Morecambe Sailing Club; and Salt Ayre Leisure Centre. The natural beauty of nearby Morecambe promenade commands particular attention, with 6 miles of coastline and seaside amenity.

Excellent transport connections provide effortless access to nearby towns and cities. The Bay Gateway on your doorstep, providing direct access to J34 of the M6 and easy onward access to the Lake District National Park (northbound) and Preston (southbound). Bare Lane train station is also within walking distance.

Step inside this charming home and be greeted by an abundance of traditional character. Original stained-glass windows, solid wooden doors, well-proportioned rooms, and classic fireplaces evoke timeless elegance throughout the property.

The living room is a warm and inviting space, styled in neutral tones and flooded with natural light from a beautiful bay window. A striking open fireplace with a marble hearth and mantle serves as the room's focal point, and there's ample space for your furnishings, all complemented by a pleasant front outlook.

To the rear, the second reception room seamlessly opens into the kitchen, forming a spacious and sociable family area. The kitchen is generous in size and well-equipped with an oven, gas hob, extractor fan, and a range of cabinetry. The dining area features a side-facing window and French doors that lead to the utility room.

The utility room is a valuable addition to the home, offering a dedicated space with additional countertop workspace, plumbing for a washing machine, and direct access to a stylish and contemporary downstairs shower room.

From here, step into the extended conservatory at the rear-a bright, flexible living space bathed in natural light thanks to Velux windows, ceiling spotlights, and double glazing on three sides. French doors open out to the beautifully landscaped, sun-drenched rear garden, creating a seamless connection between indoor and outdoor living.

To the first floor, the home offers three bedrooms - two doubles and a well-sized single room - each neutrally decorated and move-in ready. The contemporary bathroom is finished with stylish white tile surrounds and includes a handy linen cupboard.

A standout feature is the converted loft space: fully decorated, with two Velux windows and flooring throughout, this area offers fantastic flexibility as an office, guest room, or play area.





Dining Room



Conservatory





Utility



Bedroom One



Bedroom Two



Bedroom Three

The rear garden is private and thoughtfully designed to capture the sun throughout the day. Mature shrubs and trees, including apple and pear, provide a perfect backdrop complete with a flagged patio area perfect for relaxing or entertaining. A gate leads to the main garden, which includes a well-maintained lawn and two additional patio seating areas.

To complete the property, a detached garage and greenhouse add further practicality and appeal. At the front, a gated entrance opens onto a low-maintenance driveway, offering ample off-street parking for multiple vehicles.

#### Accommodation with approximate dimensions

**Living Room** 16' 1" x 11' 11" (4.9m x 3.63m)

**Dining Room** 13' 6" x 11' 11" (4.11m x 3.63m)

**Kitchen** 14' 10" x 5' 10" (4.52m x 1.78m)

**Utility Room** 6' 11" x 6' 7" (2.11m x 2.01m)

**Downstairs Shower Room**

**Conservatory** 14' 11" x 8' 3" (4.55m x 2.51m)

**Bedroom One** 13' 3" x 11' 11" (4.04m x 3.63m)

**Bedroom Two** 11' 11" x 10' 8" (3.63m x 3.25m)

**Bedroom Three** 8' 9" x 6' 0" (2.67m x 1.83m)

**Loft Room** 18' 4" x 17' 9" (5.59m x 5.41m)

**Garage** 22' 6" x 9' 4" (6.86m x 2.84m)

**Bathroom**

#### Property Information

**Tenure** Freehold

**Council Tax** Band C - Lancaster City Council

**Services** Mains gas, electricity, water and drainage. Ultrafast broadband available.

**N.B.** We understand that the property has historic movement and that the advised works have been completed. For further information or to view the structural survey, please contact our office.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Directions** Approaching Morecambe on the Coastal Road from Bolton-le-Sands/Hest Bank, take the left-hand turn into Princes Crescent and continue onto Bare Lane. Over the railway crossing, continue along Bare Lane taking your fourth right onto Beaufort Road, continue along Beaufort Road taking your second right onto Beulah Avenue and your first left onto South Road, where you will find the property located on your left hand side.

**What3Words** ///tidy.studio.policy

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.





Loft Room



Garden





Garden



Garden



Ordnance Survey 1022243

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## Meet the Team

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# South Road, Morecambe, LA4

Approximate Area = 1471 sq ft / 136.6 sq m

Limited Use Area(s) = 158 sq ft / 14.6 sq m

Garage = 210 sq ft / 19.5 sq m

Total = 1839 sq ft / 170.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1286378

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