33 Broadway
Morecambe | Lancashire | LA4 5BQ

FINE & COUNTRY

Welcome to 33 Broadway, Morecambe, Lancaster, LA4 5BQ

Occupying a prime position on Morecambe's most sought-after residential address, houses of this quality rarely become available; No. 33 has been in the ownership of the same family since 1989 and has been a much loved family home.

This handsome and substantial detached house was built around 1930 and has been thoughtfully updated by the present owners to create a comfortable home for modern living, will children all grown and flown the nest and as the present owners prepare to downsize, it is now ready for the next generation to enjoy and create their own wonderful forever home. It's an ideal house for a growing family or possibly a couple seeking space for work, hobbies or entertaining with ease.

The spacious and well-proportioned accommodation provides a porch entrance into a large hall, two fine reception rooms, one leading into a conservatory leading out to the large back garden. The third reception area, a dining room is partially open to the modern fitted kitchen, well equipped and again, connecting to the back garden. On the first floor there are four double bedrooms, a family bathroom, separate WC and an incredibly practical laundry room. The roof space has scope for conversion as is demonstrated by neighbouring houses along Broadway.

Of significant appeal are the generous front and rear well established gardens along with a block paved drive with ample room for three or four cars. An extra length single garage has space for a workshop with an attached tool store and outside WC.

Depending on the space required within the house itself, there is excellent potential to extend and add to value.

On the much sought-after tree lined Broadway, No.33 is an impressive property as it now stands but has immense latent potential for enhancement. All round, this is an excellent opportunity for a discerning buyer.

"This has been a lovely house for raising a family. It's set back from the road and has a big back garden which gets the sun all day long, it isn't overlooked and feels very private.

The layout worked well for us; we had the 'grown ups' sitting room at the front and our children had the back room; it was ideal when their friends came round.

Over the years it's proved to be a great house for entertaining, both dinner parties and then larger gatherings of family and friends; there's plenty of space, both inside and in the garden.

We'll miss being so close to the promenade and being able to walk into town for the shops, schools and to church."

Location

Whether you are searching for a welcoming community in which to raise a family or a coastal base for retirement, Morecambe offers an enviable lifestyle to suit a variety of aspirations.

Renowned for its spectacular seafront setting, Morecambe enjoys one of the most impressive panoramic vistas of any seaside town in England. Its expansive west-facing outlook stretches across the bay towards the iconic Lakeland fells, creating a truly breathtaking backdrop. Positioned at the western end of Broadway as it approaches the promenade, No.33 enjoys swift access onto the promenade for keen walkers, runners or cyclists.

The town's celebrated promenade and historic stone jetty are complemented by wide sandy beaches and a collection of distinguished landmarks. Among them is the Grade II* Listed Midland Hotel, an iconic 1930s Art Deco masterpiece and popular destination for dining, afternoon tea and sunset drinks overlooking the bay. Other notable attractions include the Grade II* Listed Winter Gardens, a cherished architectural gem offering seasonal tours and occasional productions, and the much-loved Eric Morecambe statue on the promenade. Adding further prestige to the area, the highly anticipated Eden Project Morecambe is set to transform the central promenade and local economy.

Bordering Morecambe and connected via the promenade is the picturesque village of Heysham, celebrated for its charming coastal walks, tea rooms and welcoming traditional pub. Morecambe also benefits from close ties to the historic city of Lancaster, one of England's Heritage Cities, where elegant Georgian architecture reflects its prosperous maritime past. Today, Lancaster offers a vibrant cultural scene with a year-round calendar of events, alongside a wide selection of cafés, bars and restaurants, independent and high street shopping within its pedestrianised centre. The city also provides an extensive range of professional services, two hospitals and two universities.

For those who enjoy the outdoors, Morecambe is perfectly placed to explore some of the country's most beautiful landscapes. The protected National Landscapes of Arnside & Silverdale and the Forest of Bowland, together with the Lake District and Yorkshire Dales National Parks, are all within easy reach for a day trip, offering exceptional opportunities for walking, cycling and scenic exploration.

Connectivity is equally impressive. Morecambe and Bare both offer branch line railway stations with regular services to Lancaster, connecting directly to the West Coast Main Line. From Lancaster, direct rail services provide convenient access to Preston, Manchester, Manchester Airport, London Euston and Edinburgh. The nearby M6 motorway further enhances accessibility, ensuring Morecambe remains exceptionally well connected while retaining its relaxed coastal charm.

STEP INSIDE

Set back from the leafy and highly regarded Broadway, this handsome detached period residence offers elegant proportions, high ceilings and is naturally well lit. Neatly presented and ready for immediate occupation, the house also presents an exciting opportunity for new owners to add their own stamp over time and create a truly exceptional personalised home.

A welcoming entrance porch leads to the original front door, complete with side panels adorned in attractive stained and leaded glass; a delightful feature, particularly on a sunny morning when light filters through the coloured glazing. Beyond, the generous entrance hall provides an impressive central circulation space, connecting the principal ground floor rooms with ease.

The property boasts two well-proportioned reception rooms, each offering versatile living and entertaining space. To the front, the elegant sitting room is centred around a charming wide bay window and complemented by a living flame gas fire, creating a warm and inviting atmosphere. To the rear, a further reception room enjoys a pleasant outlook to the garden through the adjoining conservatory, providing an ideal space for relaxing or entertaining throughout the seasons. The third reception room, a dining room is partially open plan to the well equipped kitchen which has ample storage and looks out to the back garden, handy for keeping an eye on younger children.

Rising to the first floor and the generous landing is a room in itself, wonderfully light and spacious.

The main bedroom is on the front elevation with leafy views from the wide bay window, it is well appointed with a suite of fitted furniture. There are three further double bedrooms, all of which share a large family bathroom with a four-piece suite and a convenient separate cloakroom. A clever and timesaving use of space is the provision of a first floor laundry room which has plumbing for your washer and space for a condenser dryer. Offering great potential is the loft which is accessed via a pull down ladder access and is boarded with a light. Subject to consent, there's scope to convert this into additional accommodation as neighbouring properties have successfully done.

LOVE

Step Outside

Adding to kerb appeal, there is smart block paved drive and turning area creating ample parking for three or four vehicles. A neatly maintained foregarden has a central lawn and the benefit of established planting for subtle screening.

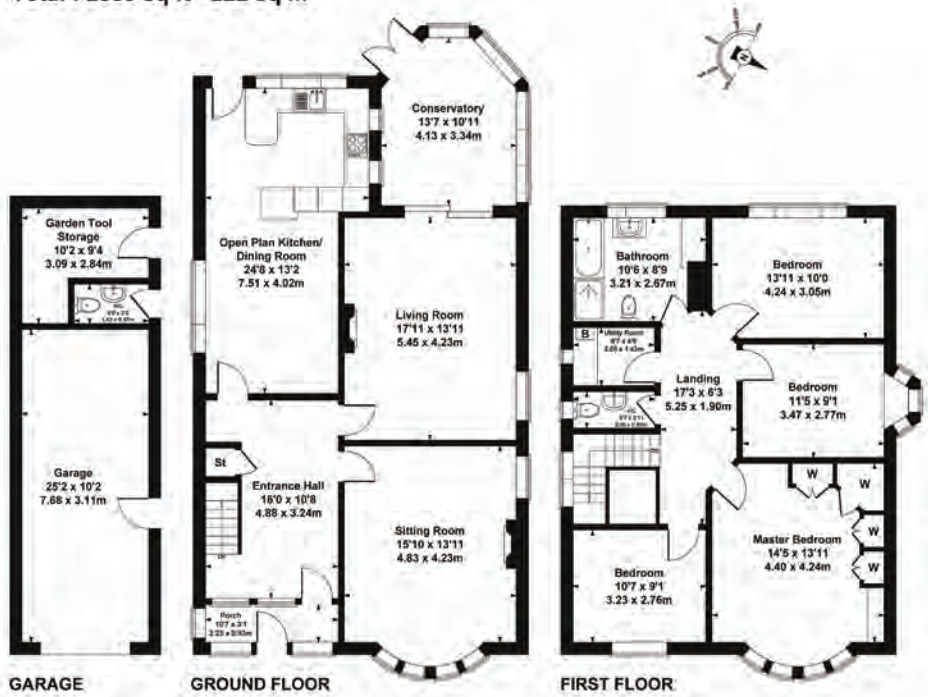
At the head of the drive is a detached outbuilding which comprises a single garage with an electric door and sufficient depth to provide a workshop area at the rear. In 2015, the garage was extended by the present owners to add a useful garden WC and handy tool store.

Gated access secures the impressive back garden providing peace of mind for those with young children or dogs; it's a perfect and private place for rest, relaxation and recreation for all the family. A large, paved terrace affords ample room for several arrangements of garden furniture and with immediate access to the kitchen it makes for easy outdoor entertaining. Beyond the terrace is a large, level lawn with well-stocked and carefully tended beds providing seasonal colour and interest. At the bottom of the garden is a second seating terrace with pergola and adjacent mature heather rockery; from here there's an attractive aspect back to the rear elevation of the house. Also at the far end of the garden are raised beds if you are interested in growing your own fruit, vegetables or herbs.

External lighting and cold water tap.

Broadway, Morecambe

Approximate Gross Internal Area
House : 2034 sq ft - 189 sq m
Garage/ Outbuilding : 355 sq ft - 33 sq m
Total : 2389 sq ft - 222 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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The Property Ombudsman

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FURTHER INFORMATION

On the Road

On the road	
Lancaster	3.8 miles
Garstang	16.7 miles
Kirkby Lonsdale	20.9 miles
Preston	27.8 miles
Windermere	30.2 miles
Manchester	57.7 miles

Transport links	
M6 J34 (north or south)	under 5 miles
Bare Lane station 1 mile	
Lancaster station	4.4 miles
Manchester airport	67.2 miles
Liverpool airport	72.3 miles

Services

Mains electricity (smart meter), gas, water (metered) and drainage. Gas fired central heating from a combination Worcester boiler in the first floor laundry room. Underfloor heating and a heated towel rail in the bathroom.

12 solar panels with storage batteries, surplus is sold back to the grid.

NEST allows remote control of the boiler via an App.

Lancaster City Council | Council Tax band G |Freehold

Please Note

The verge is council owned and maintained. There is a right of way from the public highway (Broadway) to the house.

Rail Journeys

Based on approximate direct train journey times from Lancaster station. Train service durations vary, please check nationalrail.co.uk for further details.

Additionally, there are branch line stations at Morecambe and Bare Lane providing connections to Lancaster station.

57 mins	Manchester (Piccadilly)
2hr 30 mins	London (Euston)
2hr 17 mins	Edinburgh

Mobile and Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Guide price £675,000

Included in the Sale

Fitted carpets, curtains (see exceptions below), curtain poles, blinds, light fittings (see exceptions below) and domestic appliances as follows: double oven/combination grill, induction hob, fridge freezer (all Siemens), NEFF dishwasher and an extractor fan. Please note the Bosch washing machine and Hotpoint dryer are excluded from the sale.

Please note the sale excludes: Curtains in the front reception room, front bedroom and rear bedroom. Pendant light fittings in dining room, rear reception and front bedroom.

Anti Money Laundering Regulations (AML)

Due to the Money Laundering Regulations, now officially known as Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we are required to follow government legislation and carry out identification checks on all purchasers. We use a specialist third party company to conduct these checks at a charge of £48 inclusive of VAT per buyer once an offer has been accepted and you will be unable to proceed with the purchase of the property until these checks have been carried out. This charge is non-refundable.

Directions

what3words - normal.swing.paper
Download the what3words App or go online for directions straight to the property.

Places to Visit

* Local historic houses to visit – Levens Hall, Leighton Hall, Sizergh Castle (National Trust) and Holker Hall
* Lancaster Castle and Priory, Lancaster Maritime and City Museums, the Judges' Lodgings and Ashton Memorial (Williamson Park)
* The Platform, Morecambe, a quirky venue in a converted Edwardian railway station offering music, comedy, dance, drama and children's shows
* Live theatre: The Dukes and Lancaster Grand, during the summer there are open air productions in Williamson Park
* Cinema: Reel in Morecambe and The Dukes and Vue in Lancaster
* RSPB Leighton Moss and the Nature Reserves at Warton Crag and Gait Barrows

Sport and Recreation

* Salt Ayre leisure centre
* Cheyette Fitness, Hest Bank
* Swimming, gym, climbing wall, tennis, badminton and squash facilities at Lancaster University Sports Centre
* Cricket, football, tennis and rugby clubs in Morecambe, Heysham and Lancaster
* Morecambe Golf Club with others nearby at Heysham, Lancaster and Silverdale
* Parkrun on a Saturday morning on Morecambe Promenade or at Williamson Park, Lancaster
* Sea fishing from the stone jetty and promenade
* Ten pin bowling and dining at the Soul Bowl
* Jump Rush Trampoline Park
* Happy Mount Park – a traditional park with an adventure playground, summer splash area, sports pitches, events and café

Schools

Primary
Great Wood Primary School
Lancaster Road Primary School
Torrisholme Community Primary School
Morecambe and Heysham Grosvenor Park Primary School
Westgate Primary School
Sandylands Community Primary School

Secondary
Morecambe Bay Academy
Bay Leadership Academy
Lancaster Royal Grammar School and Lancaster Girls' Grammar School
Ripley St Thomas CoE Academy, Lancaster

Further Education
Lancaster and Morecambe College
Lancaster University
University of Cumbria (Lancaster campus)

Great Walks Nearby

* Exceptionally popular Morecambe Promenade (4 miles end to end) is a flat and accessible area perfect for strolling, cycling or running along the seafront.
* Connected to the promenade is the stone jetty, a public area incorporating art, games and during the warmer months a café opens to offer refreshments.
* In Lancaster there are great walks around Williamson Park, on Lancaster Canal's tow path and along the quayside to Glasson Dock
* The Lune Valley, the protected National Landscapes of the Forest of Bowland and Silverdale & Arnside and the National Parks of the Lake District and Yorkshire Dales are all readily accessible for day trips and offer superb countryside to explore whether you like to ramble, hike, run or cycle, cave or sail.

Places to Eat

Informal dining, cafes and pubs
* In Morecambe: Aspect Bar and Bistro at the Lothersdale Hotel, The Sun Terrace and Rotunda Bar at The Midland, The Morecambe Hotel, Brucciani's Art Deco Coffee Shop and Ice Cream Parlour
* In Bare: Shackleton's, The Dog and Partridge
* In Lancaster: Contemporary cafes at The Castle, The Hall and the Music Room (all Atkinsons Coffee Roasters), The Sun Hotel, Journey Social, Buccellis Italian and Brew.
* In Hest Bank: The Hest Bank and The Crossing micropub
* In Bolton le Sands: Royal Hotel, Bay View Restaurant and Archers Café at Red Bank Farm

Special occasions
* Bay Horse Inn at Bay Horse, The Quarterhouse, Quite Simply French and Merchants 1688 all in Lancaster
* L'Enclume and Rogan and Co (both in Cartmel), Gilpin Hotel and Lake House, Linthwaite House and The Samling (all in Windermere).

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