

Flat 2, 85 Broadway,
Morecambe, LA4 5XX

Flat 2, 85, Broadway, Morecambe

The property at a glance

2 1 1

- Fitted kitchen
- Desirable location
- Spacious rear garden
- Beautiful first floor flat
- Two double bedrooms
- Bay fronted reception room
- Garage & off street parking
- Tenure: Freehold
- EPC Rating: TBC
- Council Tax Band: A

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£225,000

Get to know the property





Nestled on the esteemed Broadway in Morecambe, this charming first-floor flat presents an excellent opportunity for comfortable living. The property boasts two spacious double bedrooms, with the main bedroom featuring convenient fitted wardrobes, providing ample storage space.

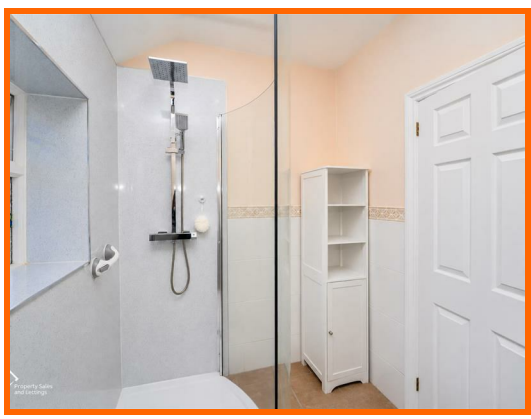
The flat includes a well-appointed shower room alongside a separate W/C, ensuring practicality for daily routines. The fitted kitchen is designed for functionality, making meal preparation a delight. The cosy reception room, enhanced by a bay window adorned with beautiful stained glass, offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

Outside, the property benefits from off-street parking and a garage, adding to the convenience of urban living. The well-proportioned rear garden provides a lovely outdoor space, ideal for enjoying the fresh air or hosting gatherings.

This delightful flat combines comfort and practicality in a sought-after location, making it an ideal choice for those seeking a new home in Morecambe.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money









laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

Entrance

UPVC double glazed frosted window, composite leaded door with stained glass, electric room heater, stairs leading to first floor.

Landing

Wood double glazed frosted stained leaded window, smoke alarm, loft access, central heating radiator, doors to reception room, kitchen, bedrooms 1, 2, bathroom and WC, stairs to ground floor.

Reception Room

Wood single glazed stained leaded bay window, central heating radiator, coving, ceiling rose, gas fire with marble hearth and surround.

Kitchen

Wood single glazed stained leaded window, central heating radiator, 4 x spot light points, tiled splash back, range of wall and base units, laminate worktops, extractor hood, 4 ring gas hob, electric single oven, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge and freezer with tiled floor.

WC

Wood single glazed frosted stained window, dual flush WC and tile floor.

Shower Room

Wood single glazed frosted stained window, half tiled walls, central heating towel radiator, pedestal wash basin with traditional taps, walk-in direct feed rainfall shower and rinse head, tiled floor.

Bedroom 1

UPVC double glazed window, central heating radiator, 2 x built-in wardrobes.

Bedroom 2

UPVC double glazed window, central heating radiator.

Front

Driveway with access to garage and rear garden

Rear

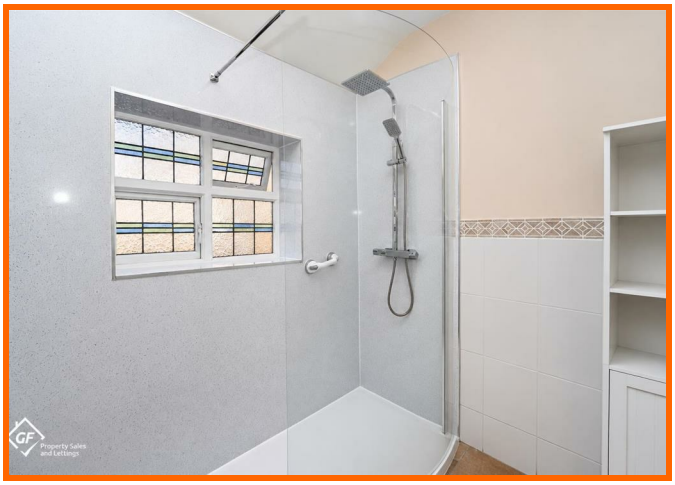
Laid to lawn, mature shrubs, flagged patio, rockery stones, golden gravel, beech tree





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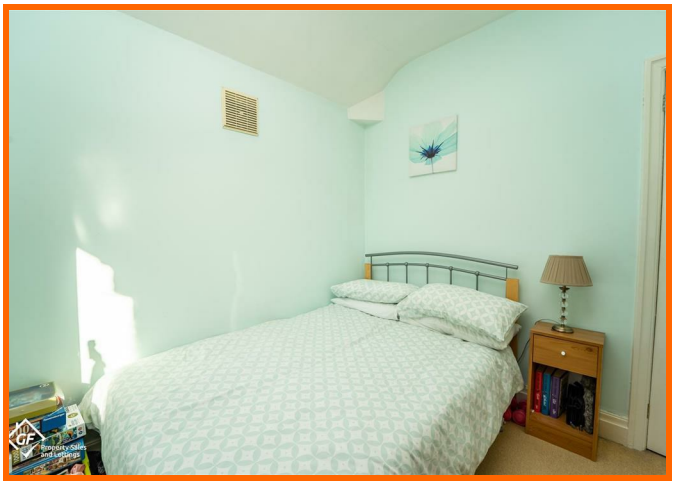














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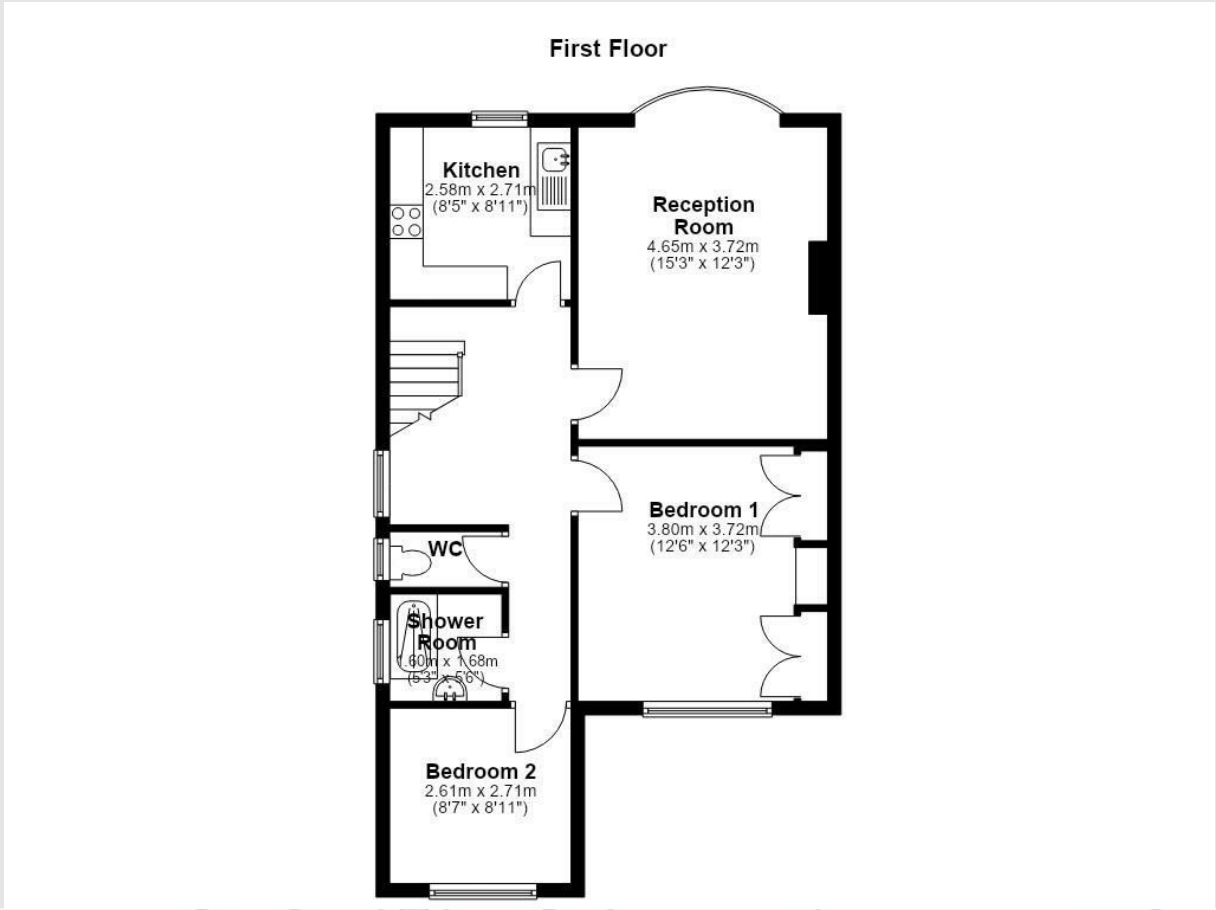
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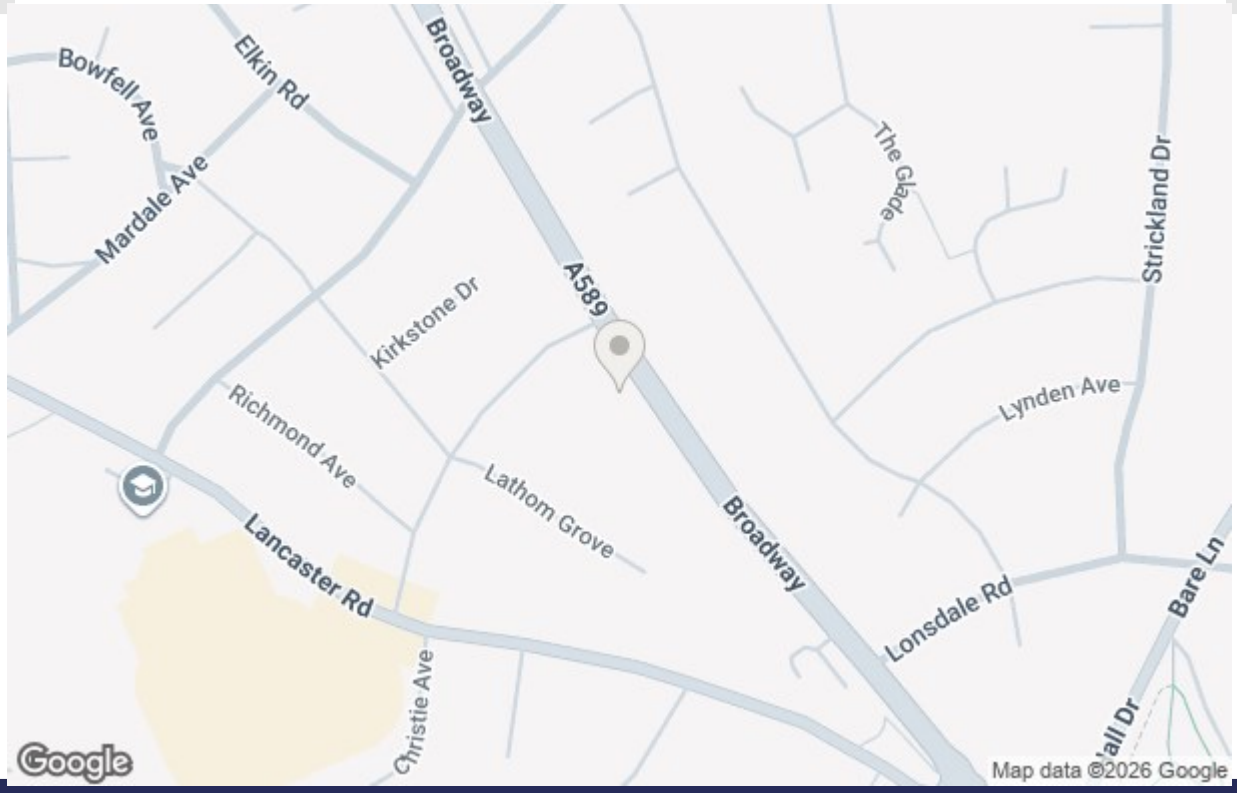
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