



9 Broadway, Morecambe,  
Lancashire, LA4 5BQ

9 Broadway, , Morecambe

## ***The property at a glance***

4  1  2 

- Extended Semi Detached Family Home
- Four Bedrooms & Two Reception Rooms
- Fitted Kitchen & Utility Room
- Conservatory & Breakfast Room
- Ground Floor WC & Three Piece Bathroom with Separate WC
- Double Glazing & Gas Central Heating
- Attractive Gardens, Driveway & Garage
- Highly Desirable Location on Broadway
- Tenure: Freehold Property Band: D
- EPC: D



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# **£400,000**

# *Get to know the property*



Situated in the prestigious area of Broadway, Morecambe, this impressive semi-detached property offers a delightful blend of space and comfort. Boasting four well-proportioned bedrooms, this home is perfect for families or those seeking extra room for guests or a home office. The two inviting reception rooms provide ample space for relaxation and entertaining, while the conservatory adds a touch of elegance and allows for an abundance of natural light.

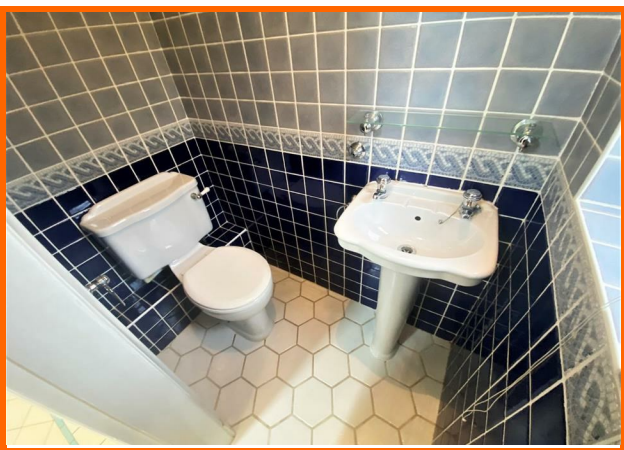
The property is set on an advantageous corner plot, enhancing its appeal and providing a sense of privacy. The large rear garden is a true highlight, offering a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air on sunny days.

For those who require parking, this home accommodates up to four vehicles, ensuring convenience for residents and visitors alike. Additionally, the seafront is just a short walk away, allowing you to enjoy the beautiful coastal scenery and leisurely strolls along the promenade.

This semi-detached house is not just a property; it is a place where memories can be made. With its spacious layout, prime location, and delightful outdoor space, it presents an excellent opportunity for anyone looking to settle in the picturesque town of Morecambe.



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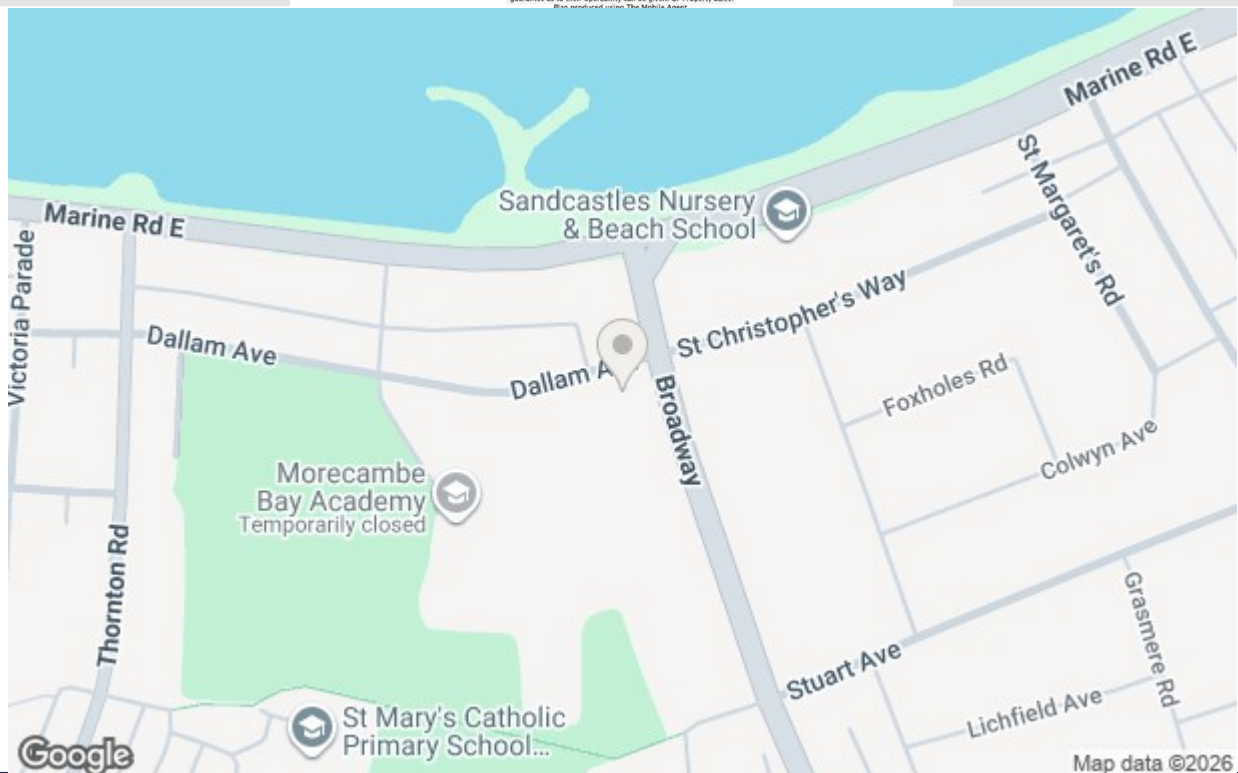
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# Take a nosey round



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| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-28) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 53      | 72        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92 plus) A                                                     |  |         |           |
| (81-91) B                                                       |  |         |           |
| (69-80) C                                                       |  |         |           |
| (55-68) D                                                       |  |         |           |
| (39-54) E                                                       |  |         |           |
| (21-28) F                                                       |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  |         |           |
| EU Directive 2002/91/EC                                         |  |         |           |