



50 Broadway  
Morecambe | LA4 5XY

MATTHEWS  
BENJAMIN







# 50 BROADWAY

## MORECAMBE

In a prestigious residential area, set well back off the road and enjoying generously sized front and rear gardens as well as ample off road parking, this well proportioned detached house is ready for new owners to update and possibly remodel and extend in order to create and personalise a 'forever family home' for the next generation.

Accommodation is light filled with picture windows throughout, it has been extended twice over the years, once with the addition of a useful utility room on the side elevation and secondly with a two storey extension to the rear which has provided a dining room/second living room on the ground floor and enabled the creation of a spacious ensuite principal bedroom above.

On the ground floor a solid wooden front door opens into the front porch which leads into the inner hall. The sitting room is a lovely sized room and there are internal folding glass doors into the dining room which has sliding doors opening to the rear garden. The two rooms together are a super family area or would be ideal if you liked to entertain wider family and friends, it also ensures a front to back view of both gardens. The galley kitchen has extensive storage and follows through to a utility room with an understairs cupboard, downstairs cloakroom (with two piece suite) and has an internal door to the integral single garage which has an electric roller door and useful workbench.

A light filled stairwell rises to the first floor landing which has an airing cupboard with hot water tank and good storage. The principal bedroom is at the back of the house and is a super size with a shelved built in store and ensuite shower room with three piece suite. There are two further double bedrooms, both facing the front of the property and a bathroom with four piece suite. For comfort, the house has gas fired central heating and PVC double glazing.

Outside, the south west facing front garden has been landscaped to provide a good degree of private parking and a small lawn which is bordered with shrubs and beds. Paths lead round to the back garden which has a paved seating terrace, lawn, established trees and shrubs, a summer house and green house.









## LOCATION

Broadway is a prestigious residential address, whilst closest to Morecambe, it is also exceptionally convenient for all that the busy city of Lancaster has to offer. The house is within walking distance of the popular promenade, Morecambe enjoys one of the finest views of any seaside town in England, a magnificent sweep of coastline and bay, looking across to the Lakeland mountains. West facing, it also boasts some of the most stunning sunsets around. As well as the promenade and an impressive stone jetty, there are also lovely sandy beaches together with festivals and activities during the year.

Lancaster (under 4 miles distant) has a wide choice of bars and restaurants, an excellent range of high street and independent shops centered around a pedestrianised area and a comprehensive provision of professional services, two universities and good healthcare provision with both private and NHS hospitals in the city.

Both Morecambe and Bare have stations on a branch line with regular services to Lancaster on the west coast main line, from here there are frequent services to Preston, Manchester, Manchester airport, London Euston and Edinburgh. There's also convenient access to the M6 (J34) at under 4 miles away making this a well connected and accessible location for everyday living.











#### DIRECTIONS

**what3words** crab.young.twig

Use the postcode **LA4 5XY** on Sat Nav with reference to the directions below:

From Morecambe promenade turn onto Broadway (the A589), continue over the railway bridge and you'll find No.50 on the left a short way along, just after the first turning (Beaufort Road).

#### SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a Baxi boiler in the garage.

#### BROADBAND

Ultrafast speed available from either Openreach or Virgin Media of 1000 Mbps download and for uploading 220 Mbps.

#### MOBILE

Indoor: EE, Three, O2 and Vodafone for both Voice and Data

Outdoor: EE, Three, O2 and Vodafone for Voice, Data and Enhanced Data

Broadband and mobile information provided by Of-com.

#### TENURE

Freehold

#### INCLUDED IN THE SALE

Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as seen.

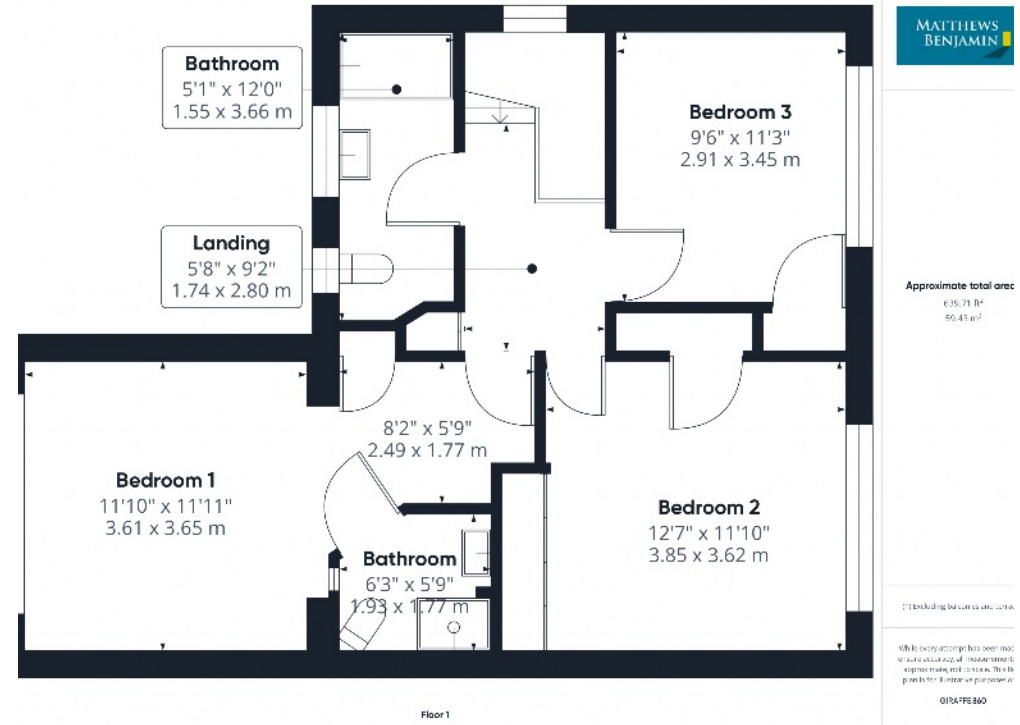
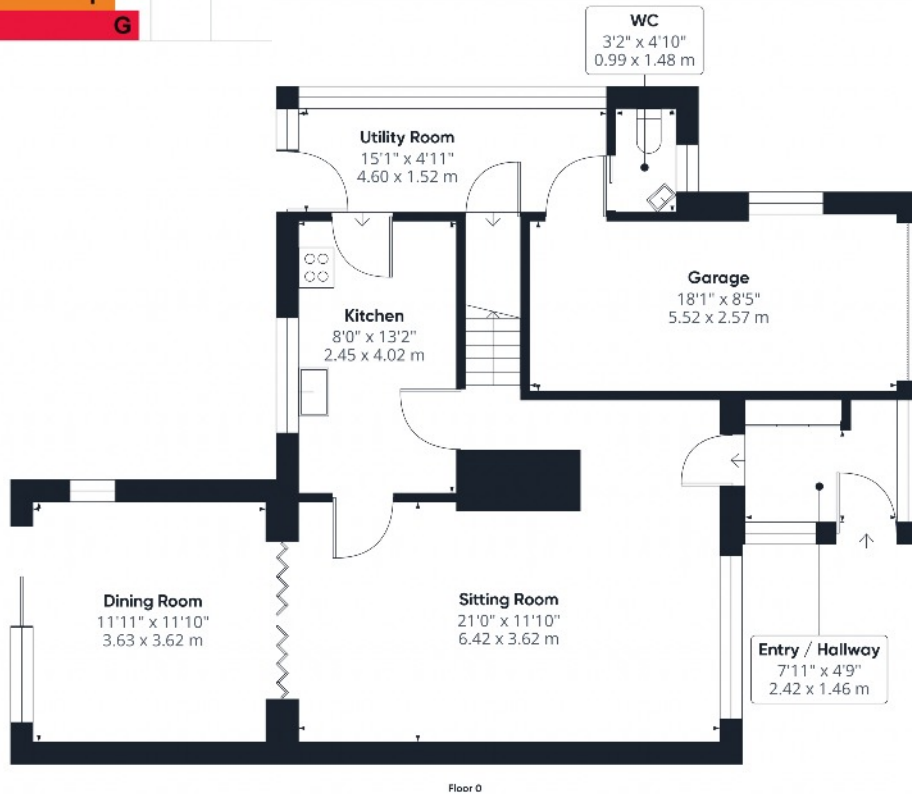
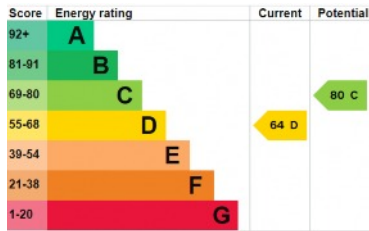
#### LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band F

#### GUIDE PRICE

£495,000





Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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