

## 6 Beaufort Road, Morecambe, LA4 6TY



**£275,000**



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Step inside this beautifully presented three-bedroom semi-detached home, positioned on a quiet road just off Broadway, a location well regarded for its friendly neighbourhood and convenient access to both Lancaster and Morecambe.

From the moment you enter, the property offers a warm and comfortable feel. The lounge provides a welcoming space to relax, while the open-plan kitchen and dining area form the heart of the home, ideal for everyday family living. A charming multi-fuel stove adds both character and a cosy focal point, particularly in the winter months.

The kitchen is well fitted and practical, and the addition of a conservatory overlooking the rear garden creates a bright and airy extension to the living space. Upstairs, you'll find three well-proportioned bedrooms and a modern shower room. The second floor has a loft room, which would make an ideal office or guest room. Outside, the property continues to impress with a detached garage and an enclosed, neatly maintained garden, perfect for children and entertaining.

The location is ideal for families, with highly regarded schools such as Morecambe Bay Academy close by. You're also within walking distance of Bare and Torrisholme villages, the promenade, and Bare Lane railway station, making commuting and weekend strolls by the sea wonderfully easy.

This is more than a house, it's a home ready to make memories in and is offered with no onward chain.

### Entrance Hallway



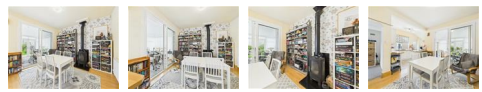
Stairs to the first floor, cupboard housing the gas & electric meters, carpeted floor, radiator.

### Lounge



Double-glazed bay window to the front, bookcase, wood surround fireplace with inset coal effect gas fire, wood flooring, radiator.

### Dining Room/Family Room



Double-glazed sliding doors leading to the conservatory, multi-fuel stove set on a marble hearth, bookshelf, laminate floor, radiator.

### Conservatory/Sunroom



Double-glazed patio doors to the garden, laminate floor.

### Kitchen



Double-glazed windows to the side and rear, a range of fitted cabinets finished in a soft cream with complementary work surfaces, Smeg range cooker with a five ring gas hob, extractor hood and two electric ovens breakfast bar, plate rack, space for fridge/freezer, stainless steel sink, plumbing for washing machine, cupboard housing the Ideal combi boiler, tile effect laminate floor, intergated dishwasher.

### First Floor Landing

Double-glazed window to the side, door to loft room.

**Bedroom One**



Double-glazed bay window to the front, carpeted floor, radiator.

**Bedroom Two**



Double-glazed window to the rear, carpeted floor, radiator.

**Bedroom Three**



Double-glazed window to the front, carpeted floor, radiator.

**Shower Room**

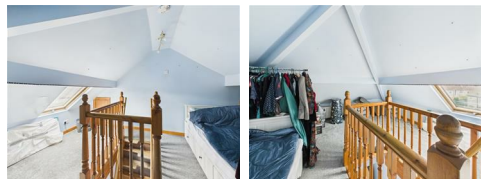


Double-glazed frosted window to the rear, shower cubicle with thermostatic shower, wash hand basin, heated towel rail, vinyl floor.

**Separate W.C.**

Double-glazed frosted window to the side, vinyl floor, W.C.

**Loft Room**



Double-glazed Velux window, carpeted floor, radiator, under eaves storage. This is a very versatile room and would make a great office or a guest room.

**Outside**

Off-road parking to the front with a small garden bordered by various plants and shrubs, including a wonderful rose bush and access to the garage. Fully enclosed rear garden with various trees and plants, lawn and patio area, water tap and access to the garage.

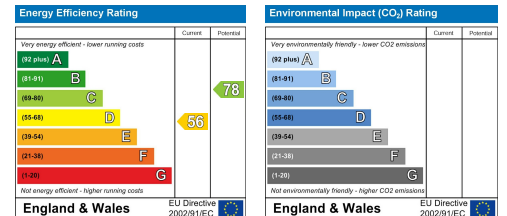
**Detached Garage**

Up & over door, power and light.

**Useful Information**

Tenure Freehold  
Council Tax Band (D) £2,408

No onward Chain  
Loft conversion has been certified by the council.  
New carpet in the hallway and stairs.  
Boiler new in 2022  
A damp proof course has been carried out in the hallway and the lounge.





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