



2 Trent Close, Morecambe, LA3 3SR

Appealing to a wide range of purchasers and occupying a desirable corner plot in the popular development of Grosvenor Park, is this spacious three bedroom detached house on Trent Close. Available with no onward chain, the ideal family residence is ready to move in, whilst also providing a perfect blank canvas for new owners to modernise and put their own stamp on a superb home. Internally, the property briefly comprises on the ground floor of a welcoming entrance hall, a handy downstairs WC, an inviting lounge, an open plan kitchen diner and a relaxing conservatory. To the first floor is a sizeable master bedroom complete with shower ensuite, a second good sized double bedroom, a single bedroom and a family bathroom. Externally, the property occupies a good sized corner plot with a wrap around garden to the front and side, leading round to a driveway and single garage. To the rear is an enclosed garden, mainly laid to lawn with a small patio seating area. Also provides side access into the garage. A sought after location, the property sits in a perfect position to access a variety of nearby amenities, including the highly regarded Grosvenor Park primary school and the White Lund retail park, whilst also lying within a short drive to the bustling city of Lancaster and the Bay Gateway link road that provides access to the M6 within 5 minutes.



Ground Floor

Entrance Hall

Welcoming entrance hall with a radiator and ceiling light.

WC

Low flush WC with a wash hand basin, radiator, window to front aspect and ceiling light.

Lounge

Spacious lounge with a feature gas fire, window to front aspect, radiator and wall lights.

Kitchen Diner

Fitted kitchen with a range of base and wall mounted units, four in gas hob with fan oven beneath, plumbing for washing machine, space for fridge freezer, sink and drainer unit. Also housing the gas central heating boiler (recently installed), access to a handy under stairs storage cupboard, sliding patio doors leading into the conservatory, a window to rear aspect, radiator and ceiling lights.

Conservatory

Versatile space, currently used as a second sitting room, with a patio door leading out to the rear garden, windows overlooking the rear and wall lights,

First Floor

Bedroom One

Excellent sized double bedroom with a bay window to front aspect, radiator and ceiling light.

Ensuite

Walk in entrance from the main bedroom, with a shower cubicle, wash hand basin, ceiling light and access to a large over stairs storage cupboard.

Bedroom Two

Second good sized double bedroom, with a window to rear aspect, radiator and ceiling light.

Bedroom Three

Single bedroom with a window to rear aspect, radiator and ceiling light.

Bathroom

Three piece suite comprising of a panel bath with shower over, a low flush WC and a wash hand basin. Also with a window to side aspect, radiator and ceiling light.

External

Property occupies a good sized corner plot with a wrap around garden to the front and side, leading round to a driveway and single garage. To the rear is an enclosed garden, mainly laid to lawn with a small patio seating area. Also provides side access into the garage.

Garage

Single garage with up and over door to the front, side door leading into the garden plus window.

Council Tax

Band D





ND67 UHY



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Best energy efficient - lower running costs	Current	Best environmentally friendly - lower CO ₂ emissions	Current
(92-100) A		(82-91) A	
(81-91) B		(69-81) B	
(69-80) C		(55-68) C	
(55-68) D		(39-54) D	
(39-54) E		(21-38) E	
(21-38) F		(11-20) F	
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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