



2 Brendjean Road,  
Morecambe, LA4 5SE

2, Brendjean Road, Morecambe

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

2  1  1 

- Semi Detached Property
- Two Double Bedrooms
- Spacious Reception Room
- Four Piece Bathroom Suite
- Downstairs WC
- Close to Local Amenities
- Off Road Parking and Garage
- Freehold
- CTB: B
- EPC: C



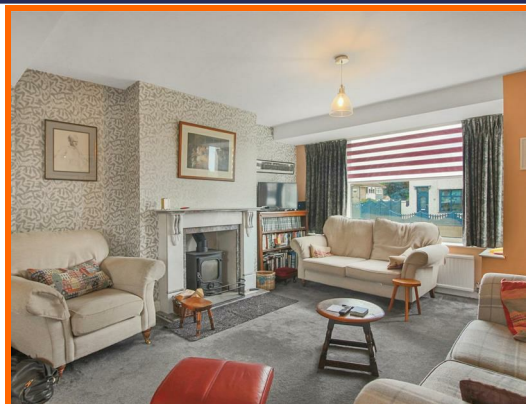
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01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
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# **£210,000**



# Get to know the property



Nestled on the charming Brendjean Road in Morecambe, this delightful semi-detached house offers a perfect blend of comfort and convenience. Once a three bed, this property now has two generously sized double bedrooms, this property is ideal for small families, couples, or individuals seeking extra space. Full of potential, this property offers excellent scope for a loft conversion.

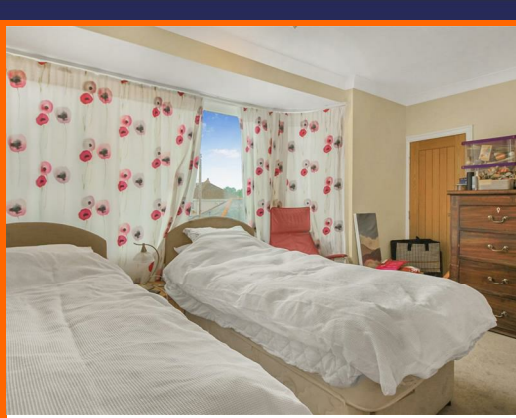
Upon entering, you are welcomed into a spacious living and dining room, which provides an inviting atmosphere for both relaxation and entertaining. The layout is designed to maximise space, making it perfect for family gatherings or quiet evenings at home. The rear kitchen extension also adds additional space with a fitted SieMatic kitchen.

The property features a well-appointed four-piece bathroom, ensuring that all your needs are met with both style and functionality. Additionally, a convenient downstairs WC adds to the practicality of the home, making it easier for guests and family alike.

Located in a friendly neighbourhood, this home is within easy reach of local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. Morecambe's beautiful coastline and vibrant town centre are just a short distance away, offering a variety of leisure activities and scenic views.

In summary, this semi-detached house on Brendjean Road is a wonderful opportunity for anyone looking to settle in Morecambe. Do not miss the chance to make this charming property your new home!





## Entrance Hall

Composite door into entrance hall, UPVC window, smoke alarm, stairs to first floor and door into living/dining room.

## Living/Dining Room

UPVC bay window, two UPVC tilt and turn windows, two radiators, TV point, log burner in marble fireplace, doors to WC and Kitchen.

## Kitchen

Two UPVC windows, mix of wall and base units with polished stone worktops, oven in high rise unit, four ring electric hob, tiled splashback, one and a half bowl sink with mixer tap, integrated microwave, fridge/freezer, washing machine and dishwasher, spotlights, laminate flooring and UPVC door to rear.

## Downstairs WC

UPVC window, dual flush WC, vanity wash basin with mixer tap, extractor fan, partially panelled surround and laminate flooring.

## First Floor

### Landing

UPVC window, loft access, smoke alarm, doors to bedroom one, two and bathroom.

### Bedroom One

UPVC bay window, radiator, coving and storage cupboard.

### Bedroom Two

UPVC window, radiator and coving.

## Bathroom

UPVC window, dual flush WC in unit, vanity wash basin in unit with mixer tap, panel bath with mixer tap, corner shower cubicle with electric shower, extractor fan, heated towel rail, fully tiled surround, spotlights and tiled flooring.

## External

### Front

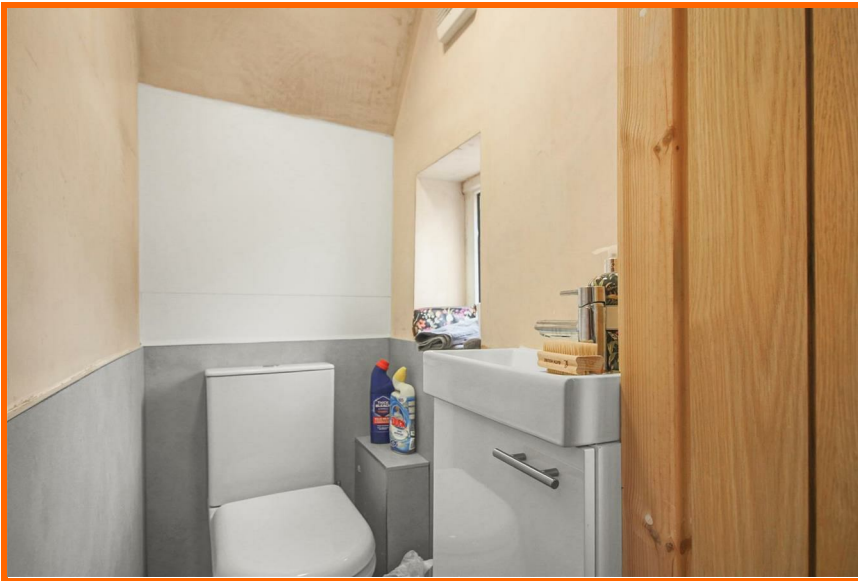
Bedded area, mature shrubs, off road parking for 2 cars, access to rear and garage.

### Rear

Laid to lawn, patio area, mature shrubs and garage.



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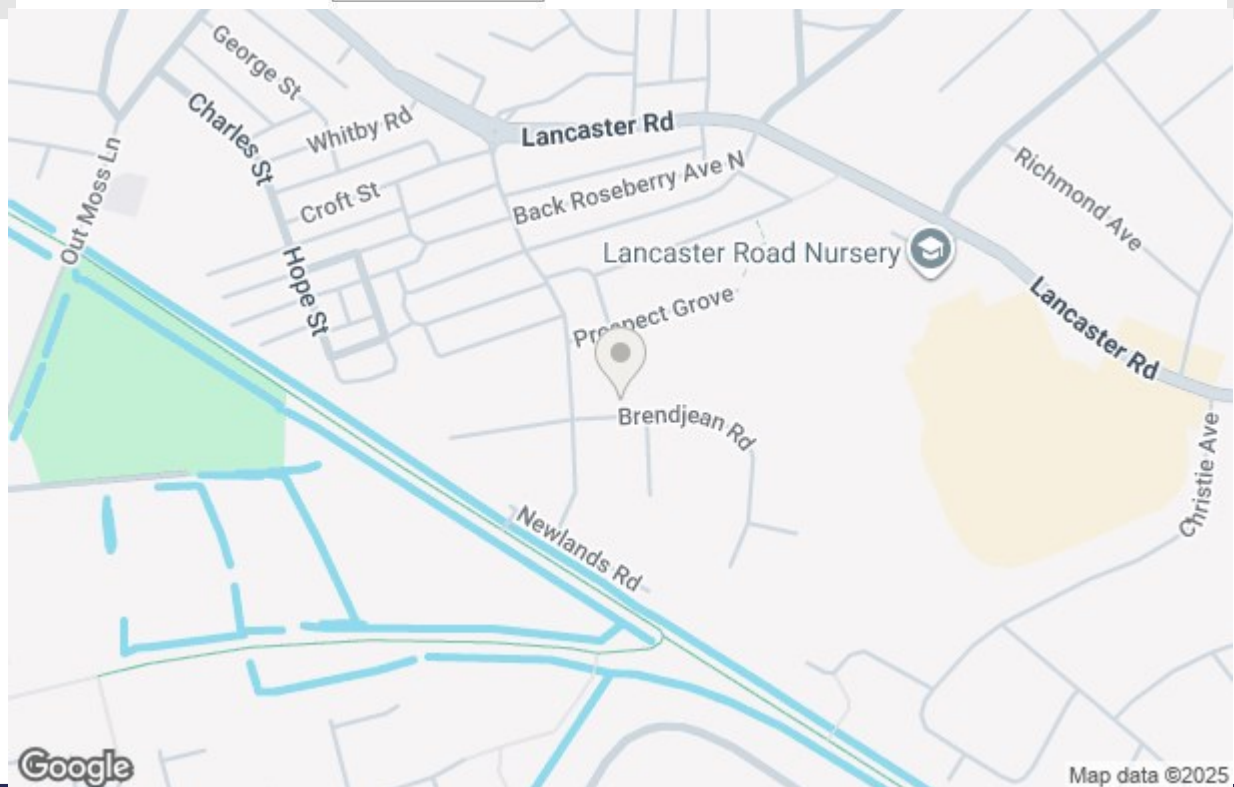


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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(65-80) C			
(55-64) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	