





## 17 Brendjean Road, Morecambe, LA4 5SE

Situated on Brendjean Road in Morecambe, this three-bedroom semi-detached house offers space for busy families and young professionals. Spanning an 850 square feet, there is plenty of space, with the property being recently updated by the current owners.

Featuring two spacious reception rooms, ideal for both relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary pursuits, while the double-glazed bay windows at the front aspect allow natural light to flood the living and sleeping spaces, creating a bright and welcoming environment.

The property boasts three bedrooms on the first floor, providing space to tailor to your needs, serviced by the three piece bathroom. Outside, you will find a good-sized rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the detached garage offers valuable storage space or the potential for a workshop.

Parking is a breeze with space for up to three vehicles, making this home not only practical but also highly desirable. This semi-detached house on Brendjean Road is an excellent opportunity for those seeking a comfortable family home in a friendly neighbourhood, with room to add value. With its spacious layout, it is sure to appeal to a variety of buyers. Don't miss the chance to make this property your own.



## Hall

**4'8" x 4'6" (1.44 x 1.38)**

An entrance hall with laminate flooring provides a useful space for outdoor clothing and shoes, with a double radiator and external UPVC door.

## Reception 1

**13'11" x 10'8" (4.26 x 3.26)**

A well-proportioned living room, featuring a gas fireplace and double glazed bay window to the front. There is ample room on the laminate floor for multiple sofas and alcove space for storage units. A double radiator sits beneath the bay window, with a ceiling light and wall lights making a bright and welcoming reception room.

## Reception 2

**12'0" x 9'5" (3.66 x 2.88)**

A second reception room sits at the rear of the house, with a laminate floor, double radiator and double glazed window looking out to the rear garden. A cupboard in the corner of the room houses the boiler for the property, with a central ceiling light and multiple sockets completing the versatile reception room, whether for entertaining or as a home office/hobby room.

## Kitchen

**11'6" x 10'3" (3.53 x 3.13)**

An extended kitchen at the side of the property benefits from dual aspect double glazed windows making a bright useable space for food preparation and storage. Appliances include a four ring gas hob, double oven in need of repair and an integrated fridge freezer. A deep understair cupboard provides additional storage space for dry food, clothing and larger household gadgets. Featuring a vinyl floor and tiled backsplash, and a double radiator beside the external UPVC door to the garden, this well-proportioned kitchen has plenty of space for busy family life.

## Landing

**7'5" x 4'5" (2.27 x 1.37)**

A carpeted landing sits at the top of the carpeted staircase, connecting the bedrooms and bathroom. A double glazed window on the side aspect provides natural light, with a central ceiling light for the evenings. The attic is accessed via a drop down hatch in the ceiling above the landing.

## Bathroom

**7'4" x 5'4" (2.25 x 1.64)**

The family bathroom features tiled floor and walls, with a frosted double glazed window on the side aspect and spotlights in the ceiling. The three piece suite includes a bathtub with an overhead and handheld shower attachment, a low flush toilet and a pedestal sink. An over stair shelf provides a useful space for toiletries, with a single radiator beside the door providing additional warmth to create a comfortable bathroom space.

## Bedroom 1

**10'5" x 10'0" (3.18 x 3.06)**

The well-proportioned main bedroom benefits from a large double glazed bay window on the front aspect, filling the space with natural light. There is ample space on the vinyl tile floor for a double bed, with sliding wardrobes and a small built in cupboard providing plenty of storage. A double panel radiator and central ceiling light complete the bright and comfortable sleeping space.

## Bedroom 2

**11'4" x 9'0" (3.47 x 2.76)**

A double bedroom at the rear of the property featuring laminate flooring, and a wallpapered feature wall, with space for a bed and wardrobes. A double glazed window overlooks the garden, with a central ceiling light and double panel radiator completing the second bedroom.

## Bedroom 3

**8'5" x 7'6" (2.58 x 2.29)**

A carpeted single bedroom at the back of the house with a double glazed window on the rear aspect. A versatile room, whether used as a bedroom, home office or nursery, currently housing wardrobes, it can be configured to meet your needs.

## Garage

**14'0" x 8'11" (4.27 x 2.73)**

A detached garage sits off the driveway at the front of the house, with an up and over door from the front, and an access door to the rear. A single glazed window on the side aspect provides natural light, great for use as a workshop.

## Garden

The good sized rear garden features a paved seating area, decking and fencing on all sides, perfect for summer entertaining. Solar lighting make it useable in the evening, with side access to the garage and driveway through a secure gate.

## Exterior

A paved driveway to the front of the house offers off-road parking for two vehicles, with additional space in front of the detached garage. A gravel area separates the house from the street with planting beds improving the kerb appeal.

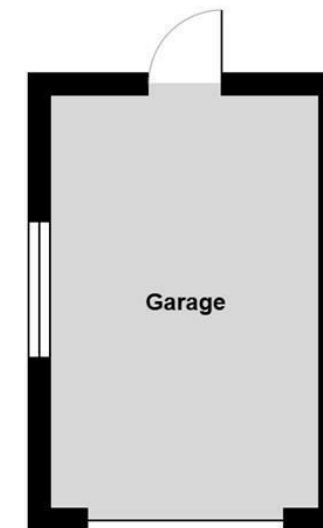
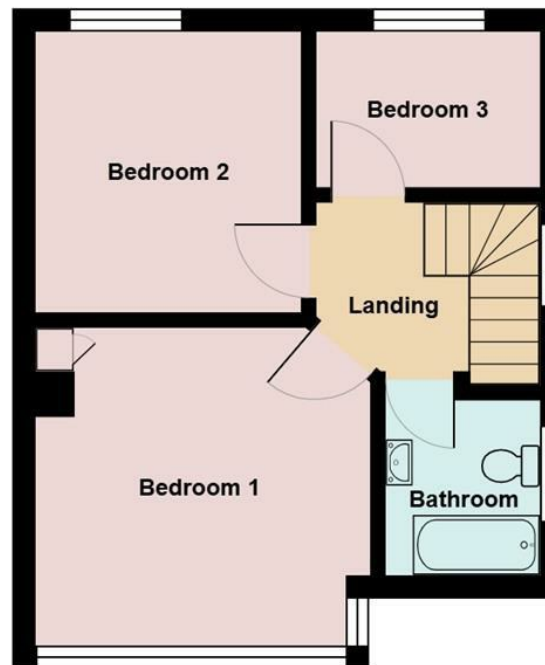












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>F</b>
(21-38) <b>F</b>		
(1-20) <b>G</b>		<b>G</b>
Not energy efficient - higher running costs		
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