



79 Kayswell Road,  
Torrisholme, Morecambe,  
LA4 6PY

79, Kayswell Road, Torrisholme, Morecambe

## *The property at a glance*

3  1  1 

- Semi Detached Bungalow
- Three Bedrooms
- Spacious Reception Room & Kitchen
- Driveway & Detached Garage
- Gardens To Front & Rear
- Sought After Location
- Tenure: Freehold
- Property Band: C
- EPC: C
- Offered With No Chain Delay



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £250,000

# Get to know the property



Nestled on the lovely Kayswell Road in Morecambe, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

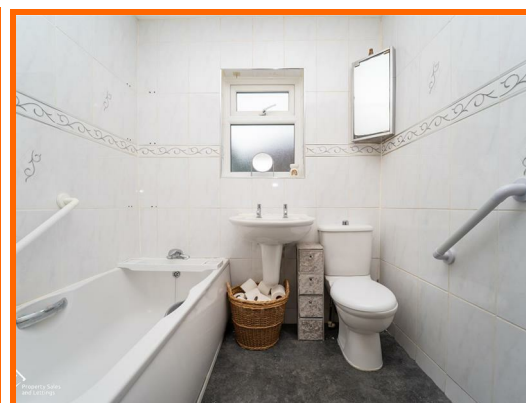
Upon entering, you will find a spacious layout that maximises natural light, creating a warm and inviting atmosphere. The bungalow features two generously sized bedrooms, providing ample space for relaxation and rest. The highlight of the property is the modern four-piece bathroom suite, designed to offer both style and functionality.

Outside, the property boasts a lovely garden, perfect for enjoying the fresh air or hosting gatherings with family and friends. The well-maintained outdoor space provides a serene environment for gardening enthusiasts or those simply wishing to unwind in a tranquil setting.

Additionally, off-street parking is available, ensuring convenience and ease for residents and visitors alike. This feature is particularly valuable in a bustling area, allowing for hassle-free access to your home.

Overall, this semi-detached bungalow on Kayswell Road presents an excellent opportunity for those looking to settle in a friendly community while enjoying the comforts of modern living. With its appealing features and prime location, this property is not to be missed.

\*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





For further information, please contact the office at your earliest convenience.

### Hall

UPVC double glazed frosted window, UPVC double glazed frosted leaded door, central heating radiator, doors to reception room, bedrooms 1, 2, bathroom and kitchen, laminate floor.

### Reception Room 1

UPVC double glazed box bay window, single glazed wood stained window, ceiling rose, central heating radiator, gas fire with hearth and mantle, laminate floor.

### Kitchen

2 x UPVC double glazed windows, tiled splash back, extractor hood, range of wall, drawer and base units, stainless steel sink with mixer tap, 4 ring gas hob, electric oven, plumbing for washing machine, tiled floor, stairs to first floor, UPVC double glazed French doors to rear.

### Bathroom

UPVC double glazed frosted tile window, dual flush WC, wall mounted sink with traditional taps, panelled bath with mixer tap, shower, lino floor, central heating towel rail.

### Bedroom 1

UPVC double glazed window, central heated radiator, coving, laminate floor.

### Bedroom 2

UPVC double glazed window, central heated radiator, coving, laminate floor.

### Bedroom 3

2 x Wood double glazed skylights, central heated radiator, eaves access, built-in wardrobe.

### Front

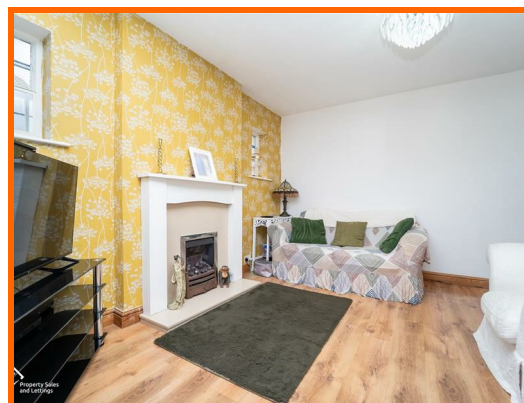
Laid lawn, paving to front door and concrete driveway leading to garage.

### Garage

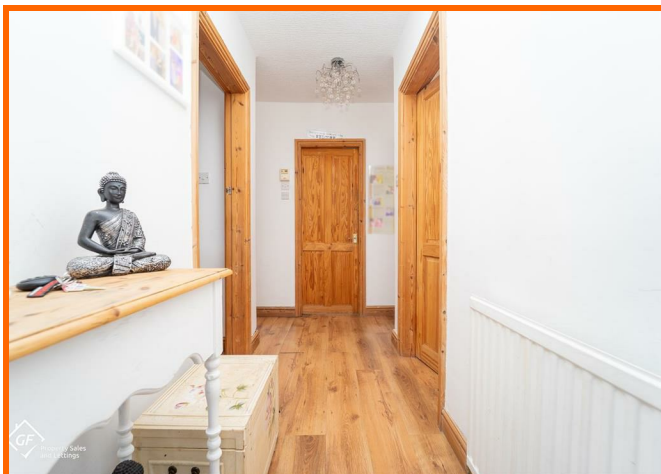
Up and over door and door access.

### Rear Garden

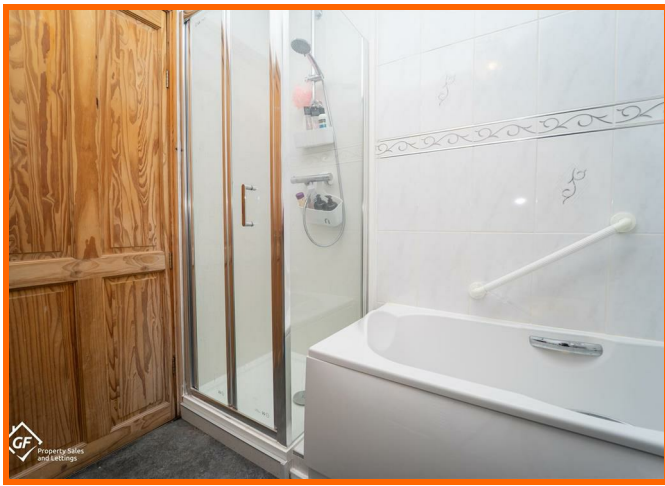
Low maintenance with stones and paving.



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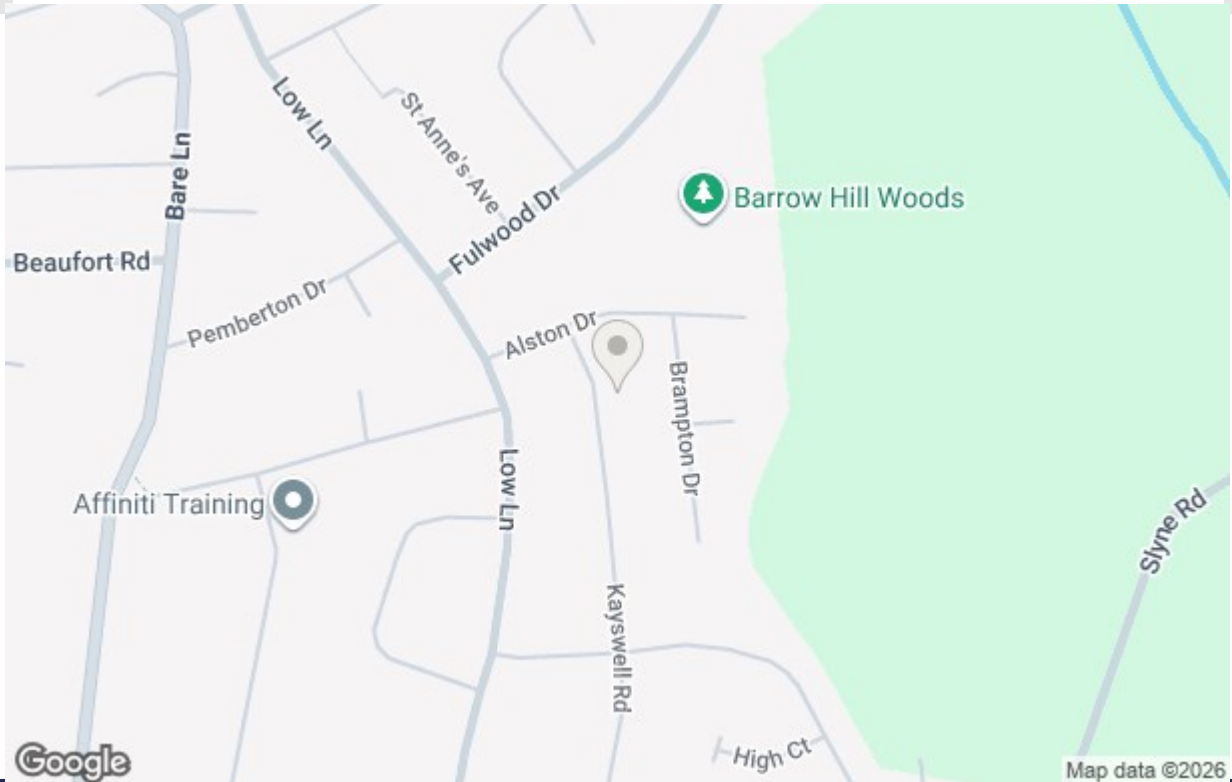
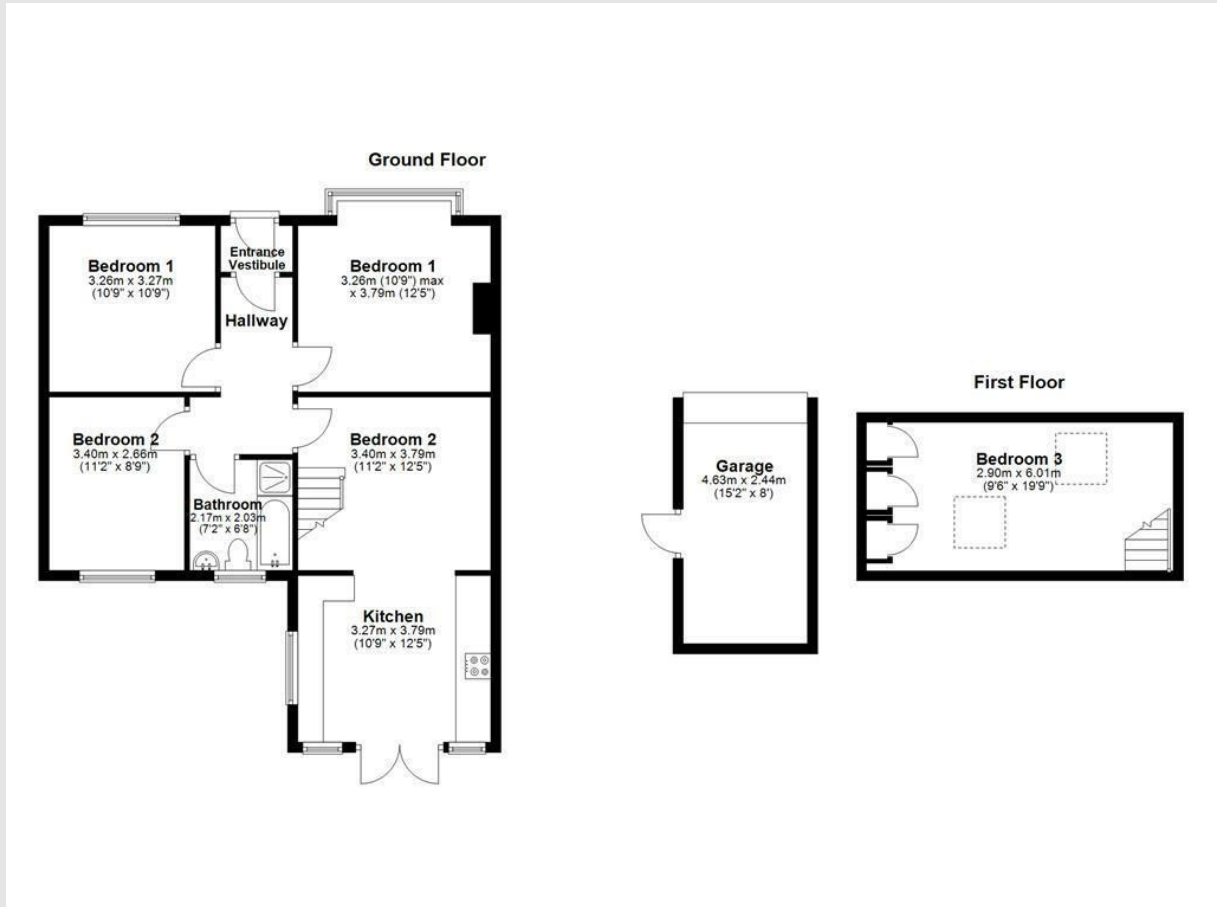
Get in touch today

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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	82	F	A
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	