



51 Kayswell Road,  
Torrisholme, Morecambe,  
Lancashire LA4 6PY

51, Kayswell Road, Torrisholme, Morecambe

## *The property at a glance*

3  2  2 

- Semi Detached Property
- Three Double Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Area
- Immaculately Presented Throughout
- Low Maintenance Front/Rear Garden
- Utility & Summer House
- EPC: TBC
- CTB: C
- Freehold



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info@gfproperty.co.uk  
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# £250,000

# Get to know the property

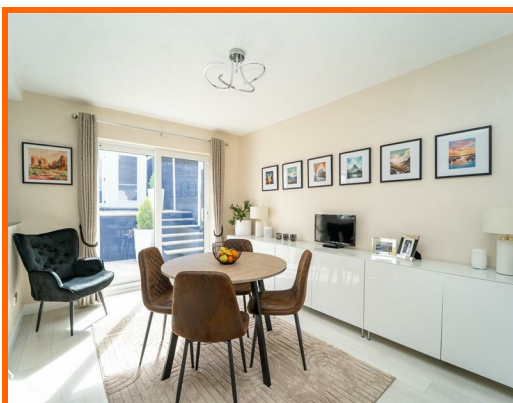


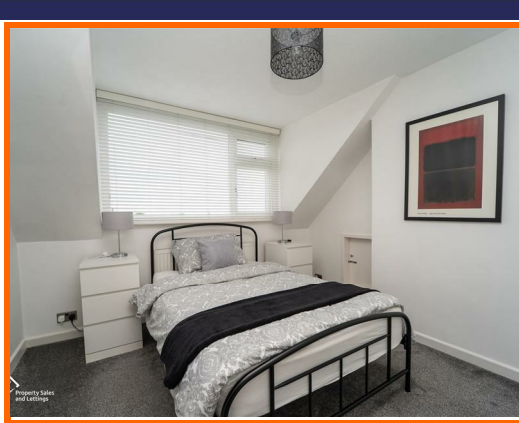
Nestled on the charming Kayswell Road in Morecambe, this beautifully renovated semi-detached bungalow is an ideal home for families and first-time buyers alike. With three spacious double bedrooms, this property offers ample room for comfortable living. The thoughtfully designed layout includes two reception rooms, providing versatile spaces for relaxation and entertainment.

The heart of the home is the open aspect kitchen and dining room, which is perfect for hosting gatherings with family and friends. This inviting area is not only functional but also creates a warm atmosphere for shared meals and memorable moments.

The property boasts two modern bathrooms, ensuring convenience for all residents. Outside, the landscaped rear garden presents a delightful outdoor space, perfect for enjoying sunny days or hosting barbecues. Additionally, off-street parking is available, adding to the practicality of this lovely home.

Situated in a great area, this bungalow is conveniently located near local schools, making it an excellent choice for families. With its modern renovations and thoughtful design, this property is truly ready to move in, offering a wonderful opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this delightful bungalow your new home.





### Entrance Hall

Door into entrance porch, door into entrance hall, radiator, doors to reception room, bedroom three, kitchen/diner and bathroom.

### Reception Room

UPVC window, radiator and coving.

### Bedroom Three

UPVC window, radiator and laminate floor.

### Bathroom

UPVC window, radiator, WC, vanity unit with mixer tap, bath with mixer tap, electric shower over bath, fully tiled surround and vinyl flooring.

### Kitchen/Dining Room

UPVC bay window, two radiators, mix of high gloss wall and base units with laminate worktops, oven in high rise unit, integrated microwave in high rise unit, four ring electric hob, integrated extractor fan, sink with draining board and mixer tap, space for washing machine, space for dishwasher, spotlights, storage cupboard, laminate flooring, door to sunroom and sliding door to rear.

### Sunroom

UPVC windows, laminate flooring, door to utility and rear garden.

### Utility

Radiator, high gloss base units with laminate worktop, space for dryer and fridge/freezer.

### First Floor

#### Landing

Velux window, fire alarm, doors to bedroom one, two and bathroom.

#### Bedroom One

UPVC window and radiator.

#### Bedroom Two

UPVC window, radiator and under eaves storage.

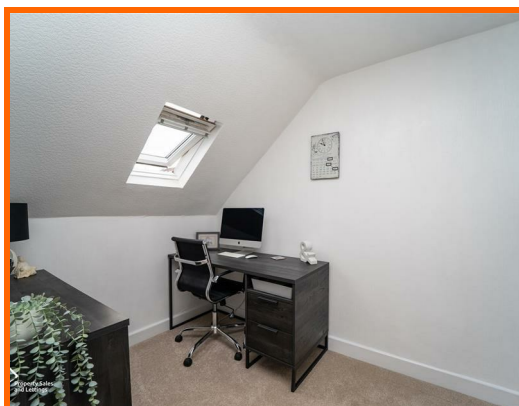
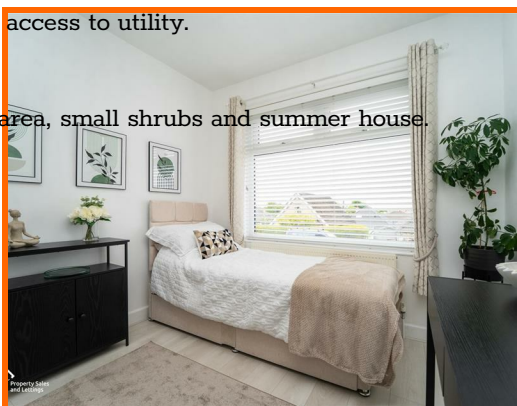
### Bathroom

Velux window, radiator, dual flush WC, vanity wash basin with mixer tap, electric walk in shower with sliding door, spotlights, partially tiled surround and tiled flooring.

### External

#### Front

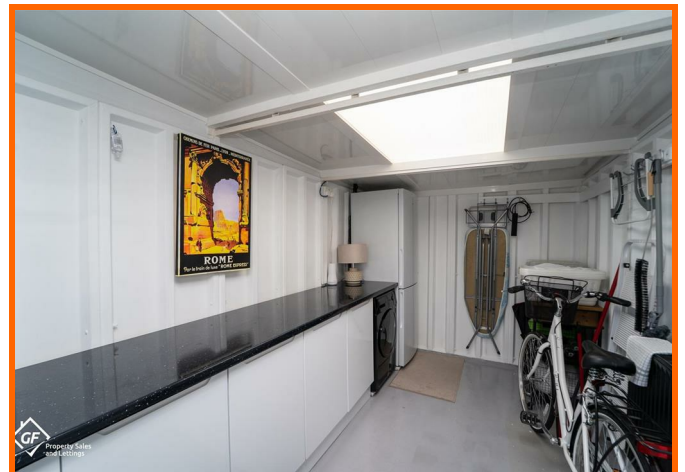
Driveway, pebbled area, medium shrubs, access to utility.



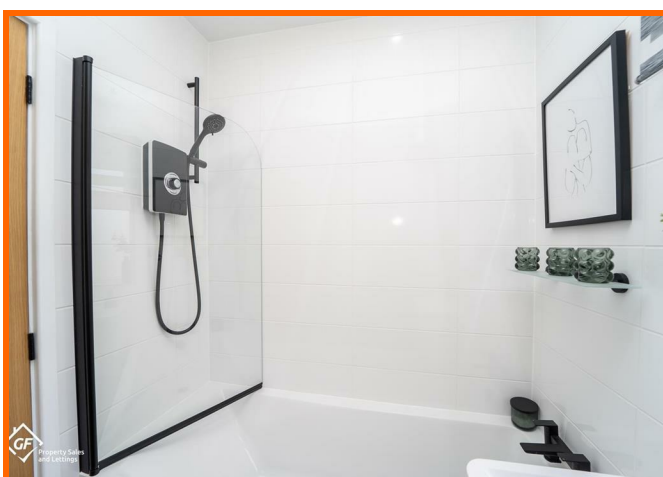
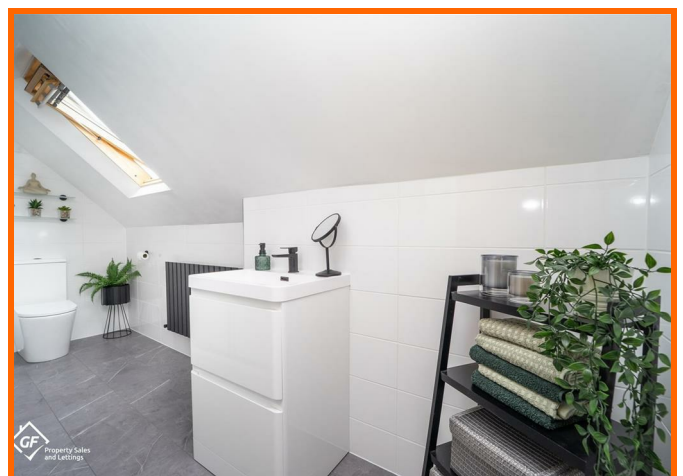
#### Rear

Paved area, steps to raised area, pebbled area, small shrubs and summer house.

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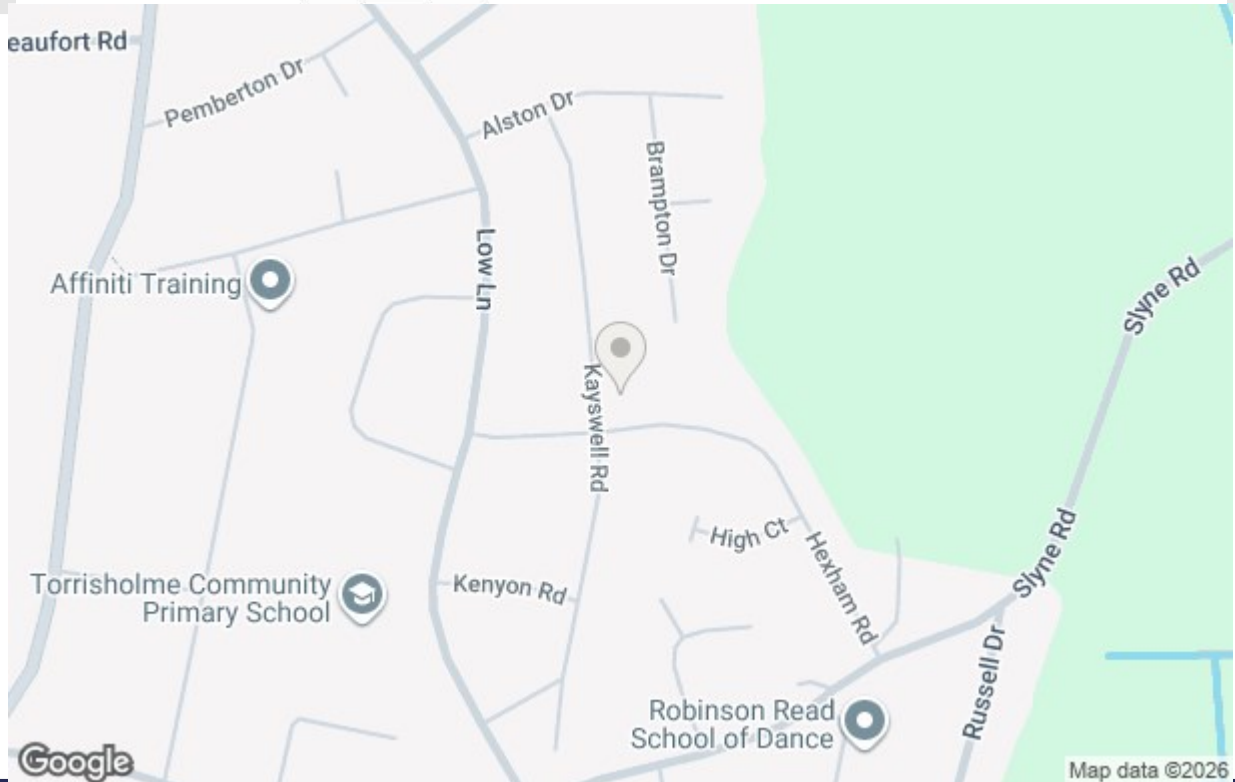
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# Take a nosey round



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### Energy Efficiency Rating

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