



17 Kayswell Road, Morecambe  
Morecambe

£285,000









## 17 Kayswell Road

Morecambe, Morecambe

Stunning 3-bed semi-detached house, recently renovated throughout. Spacious kitchen diner with French doors. Driveway, rear garden. No chain. Make it yours!

Council Tax band: C

Tenure: Freehold

- Semi Detached, 3 Bedrooms
- No Chain
- Turn-Key Ready
- 12 Month Building Work Warranty
- Kitchen Diner w/ French Doors
- Renovated & Modernised Throughout
- Generous Rear Garden
- Driveway Parking
- Great Local Amenities
- Transport & Travel Links







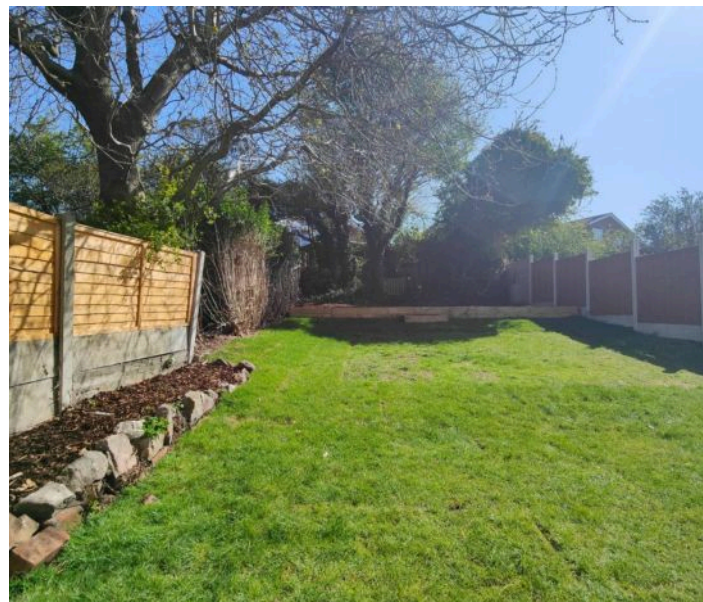


### Welcome Home

Open the door to your new family home! Fully renovated and offering stylish accommodation throughout this Turn-Key ready home is ready for you to move in and settle in. The modern front door has full length side lights with feature lighting to either side. It opens to a wide, welcoming hallway which has stripped floorboards to the floor and stripped, original panelled doors. The bow fronted lounge enjoys a traditional feel with an elegant front window and a continuation of the stripped floorboards. The focal point of the open fire adds a traditional feel. The perfect place to relax.

### Kitchen Diner

The kitchen diner spans the width of the house and is the rear heart of the home. With dining space to one side and a side window the space is flooded with natural light. Having large French Doors which open to the garden just adds to the light, airy feel. The kitchen has been beautifully finished with modern cream cabinets having a traditional twist with a ribbed Belfast style sink and exposed brickwork to either side of the old chimney breast offering the perfect framing for a range style cooker. The integrated wine cooler is the perfect compliment and the instant boiling water tap makes life easy. A stripped pine central island offers further bar style dining space and storage whilst adding to the simple elegance of the room.

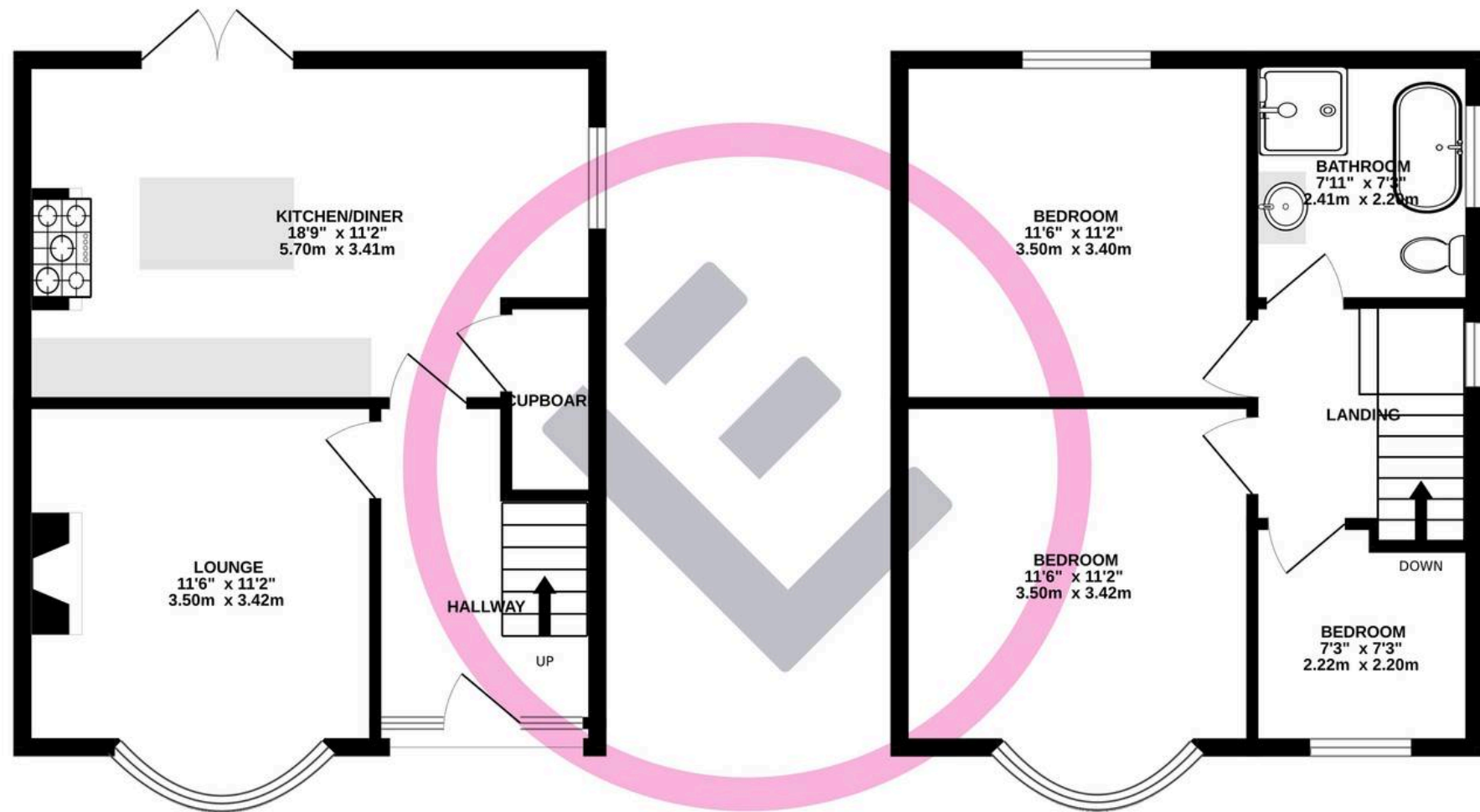


### Bedrooms & Bathroom

On the first floor are three bedrooms and the bathroom which houses a stylish four piece bathroom suite. There is a corner shower enclosure, a stylish tub bath, circular wash basin and WC. Tiling and décor creates a spa like feel.

GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Lancastrian Estates

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