



36 Peplow Road,  
Heysham, LA3 2HR

36, Peplow Road, Heysham

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

2  1  1 

- Semi Detached Tow House
- Two Bedrooms
- Living Room
- Kitchen & 3 Piece Bathroom
- Enclosed Rear Garden
- Allocated Parking
- Tenure: Freehold
- Band: B
- EPC: D



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# **£170,000**

# Get to know the property



Nestled on Peplow Road in the charming area of Heysham, this delightful semi-detached townhouse offers a perfect blend of comfort and convenience. Built in 1985, the property spans approximately 700 square feet and features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious lounge that overlooks an enclosed rear garden, providing a serene space for relaxation or entertaining guests. The well-equipped kitchen is designed for practicality, ensuring that meal preparation is both enjoyable and efficient.

The property also benefits from allocated parking, a valuable feature in this sought-after location. Residents will appreciate the convenient transport links, which offer easy access to local amenities and the M6 link road, making commuting a breeze.

This townhouse is not just a house; it is a home that promises comfort and accessibility in a vibrant community. Whether you are looking to invest or seeking a new place to call your own, this property is certainly worth considering.







## Living Room

Coving, central heating radiator, electric feature fire, archway to kitchen, stairs to first floor.

## Kitchen

UPVC double glazed window, marble effect laminate worktops, wall and base units, stainless steel sink with mixer tap and draining board, 4 ring electric hob, integrated washing machine, integrated fridge freezer, oven, marble effect laminate breakfast bar, wood effect laminate flooring, 2x UPVC double glazed french doors to rear.

## Landing

Doors to bathroom and bedrooms 1 & 2.

## Bedroom One

Coving, UPVC double glazed window, central heating radiator, built in wardrobe with boiler, built in storage cupboard.

## Bedroom Two

Coving, UPVC double glazed window, central heating radiator.

## Bathroom

UPVC double glazed frosted window, bath with mixer tap and rinse head, dual flush WC, pedestal wash basin with mixer tap, central heating towel radiator, partially tiled walls, wood effect laminate flooring.

## Rear External

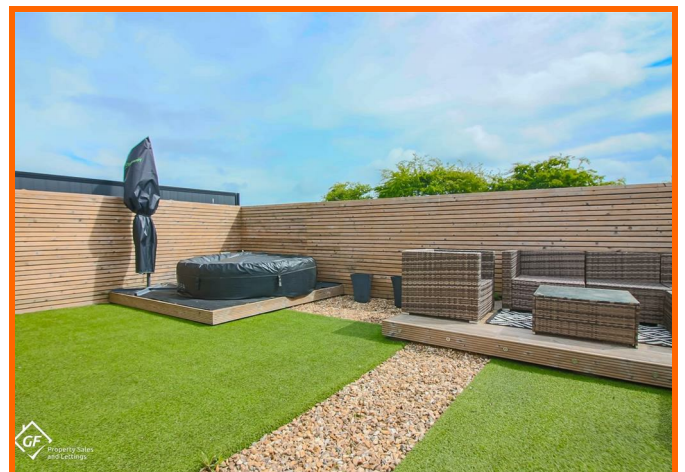
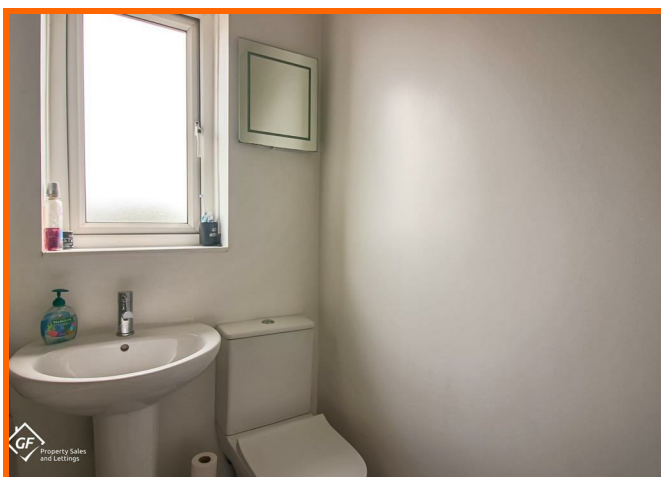
Paved patio area, raised decking, astro-turf lawn.

## Front External

Gravel front garden with path to front door.



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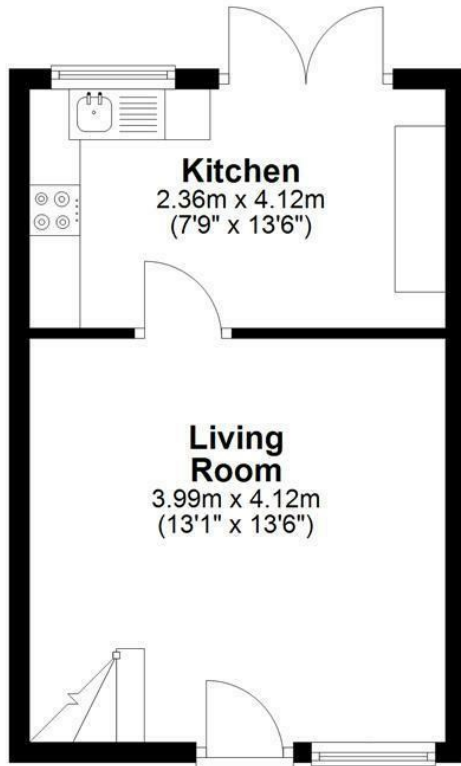
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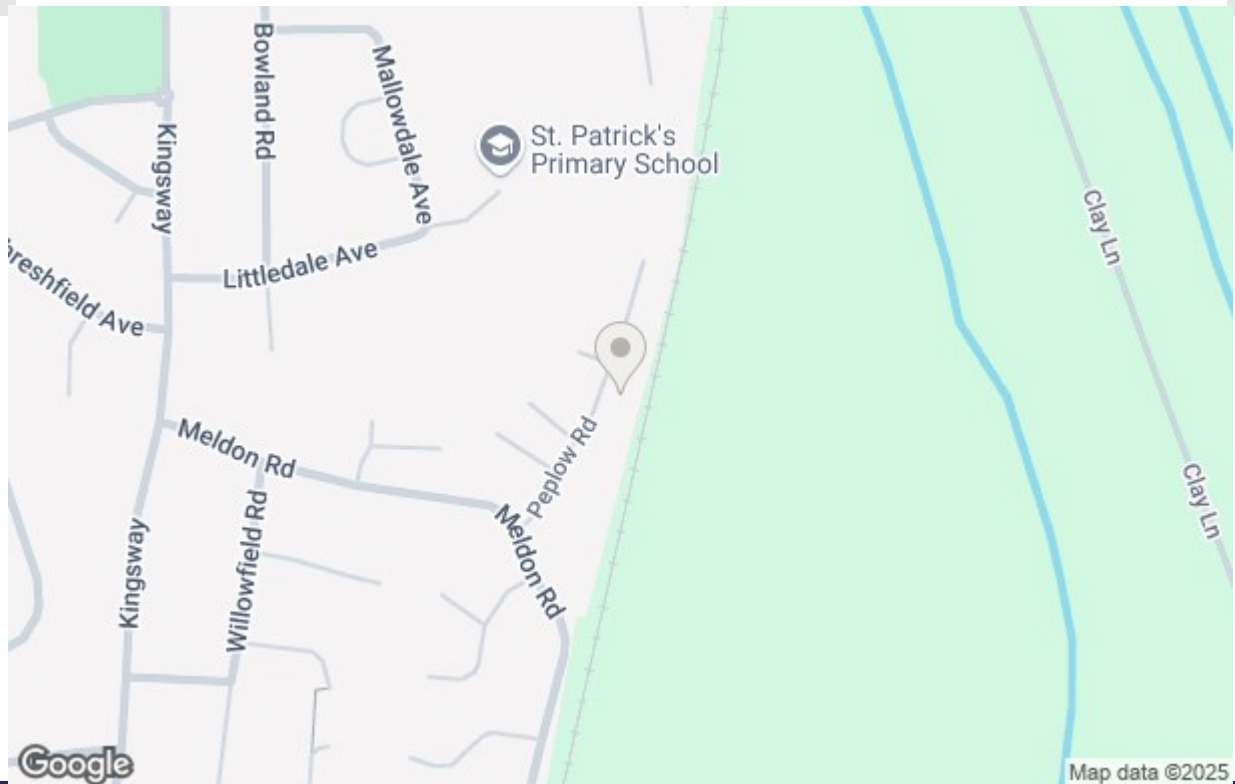
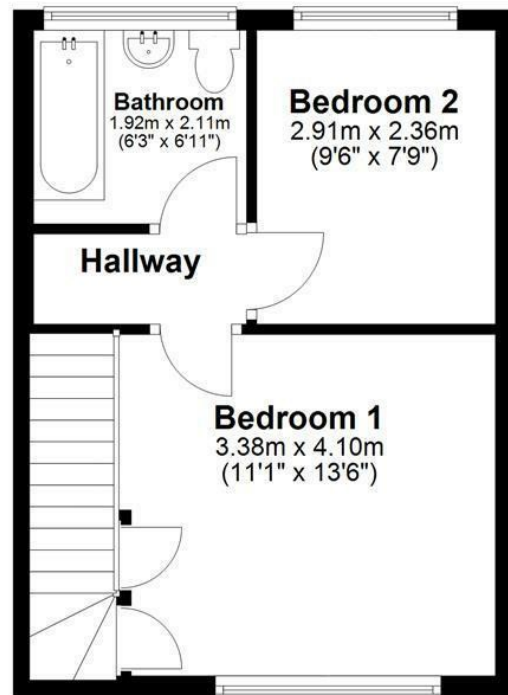
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# Take a nosey round

Ground Floor



First Floor



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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			
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) <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>			
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