



76 Kayswell Road,  
Morecambe, LA4 6PY

76, Kayswell Road, Morecambe

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

2  1  2 

- Two Bedroom Semi Detached Bungalow
- Modern Kitchen/Diner
- Generous Living Room
- Stylish Three Piece Bathroom Suite
- First Floor Office Room
- Ample Front and Rear Garden Space
- Driveway For Multiple Cars & Garage
- EPC: E
- Council Tax Band: C
- Tenure: Freehold



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# **£260,000**

# *Get to know the property*



Found on the popular Kayswell Road, this delightful bungalow offers a perfect blend of comfort and modern living. The property boasts two spacious bedrooms, as well as an additional first floor office room, making it an ideal home for families or those seeking extra room for guests or a home office.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is well-equipped, ensuring that culinary enthusiasts will feel right at home. The contemporary bathroom adds a touch of luxury, making daily routines a pleasure.

One of the standout features of this property is the mature garden, which offers a serene outdoor space for gardening, or simply enjoying the fresh air.

Located in a desirable area, this bungalow is conveniently situated close to local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the best of





Morecambe. With its spacious rooms and modern features, this property is not to be missed. Whether you are looking to settle down or invest, this bungalow presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location.

### Hallway

3.66m x 0.91m (12'36" x 3'84")

Coving, central heating radiator, doors to living room, bathroom, bedrooms one and two, and storage cupboard, wood effect laminate flooring.

### Bedroom One

3.05m x 3.05m (10'95" x 10'92")

UPVC double glazed window, central heating radiator.

### Bedroom Two

3.35m x 2.74m (11'27" x 9'86")

UPVC double glazed window, central heating radiator.

### Bathroom

1.83m x 2.69m (6'35" x 8'10")

UPVC double glazed frosted window, central heating towel radiator, dual flush WC, vanity wash basin with mixer tap, bath with mixer tap and over bath electric feed shower, wood effect vinyl flooring.

### Living Room

3.66m x 3.35m (12'94" x 11'83")

Coving, UPVC double glazed bay window, 2x UPVC double glazed windows, 2x central heating radiators, electric fire with marble hearth, surround and mantel, door to kitchen/diner.

### Kitchen/Diner

5.79m x 3.38m (19'23" x 11'01")

2x UPVC double glazed window, central heating radiator, wall mounted electric fire, granite effect laminate worktops, gloss wall and base units, 1.5 stainless steel sink with mixer tap and draining board, oven, 4 ring electric hob, space for low level fridge and low level freezer, plumbing for washing machine, wood effect laminate flooring, UPVC double glazed frosted door to rear, stairs to first floor.

### Office Room

3.96m x 2.74m (13'37" x 9'94")

2x UPVC double glazed windows, central heating radiator, eaves storage, wood effect laminate flooring.

### Rear External

Laid lawn garden, borders with mature plants, paved patio area, access to garage and side tarmac driveway.

### Front External

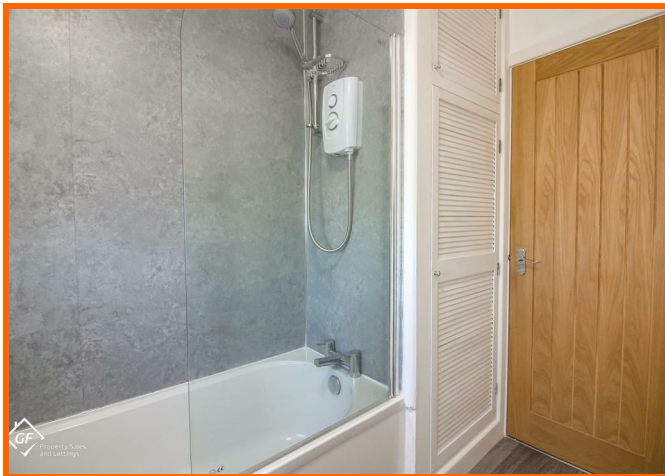
Tarmac driveway to side, front garden with mature plants.



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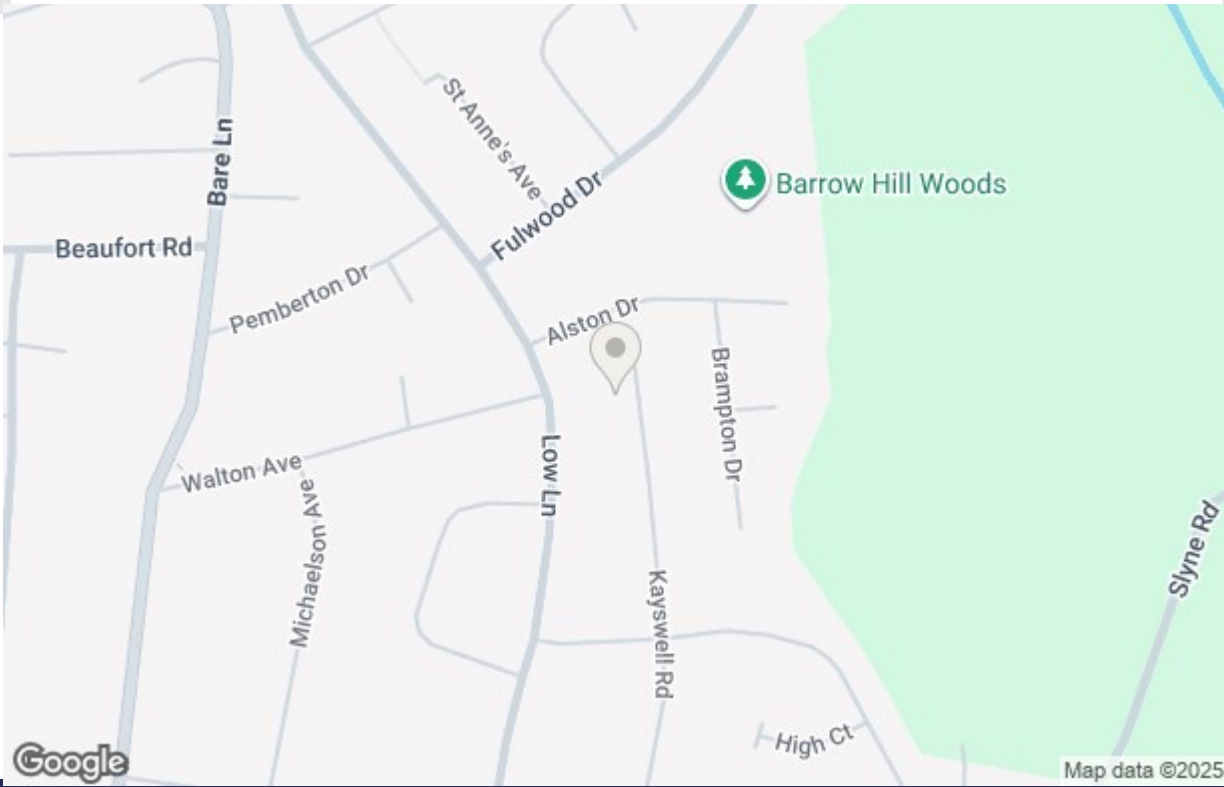
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# Take a nosey round



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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>                            |  |                         |           |
| (55-68) <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>                                                |  |                         |           |
| (55-68) <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 |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |