



40 Peplow Road,  
Heysham, Morecambe,  
LA3 2HR

40, Peplow Road, Heysham, Morecambe

## *The property at a glance*

2  1  1 

- Semi Detached Property
- Two Double Bedrooms
- Spacious Reception Room
- Conservatory Boasting Lovely Outlook
- Solar Panels with Storage Battery
- Driveway & Enclose Rear Garden
- Brand New Loft Insulation
- Tenure: Freehold
- Property Band: B
- EPC: C



Get in touch today

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# £170,000

# Get to know the property



Nestled on Peplow Road in the charming area of Heysham, Morecambe, this delightful semi-detached house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

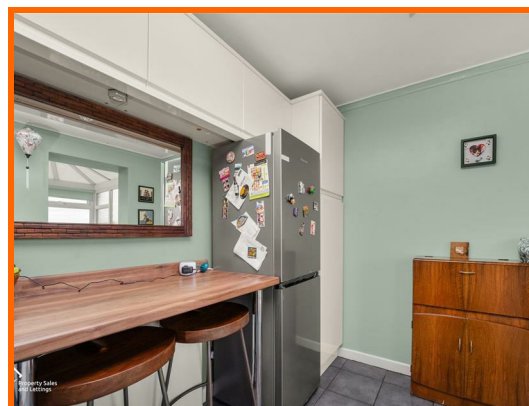
As you enter, you are welcomed into a good-sized reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen, thoughtfully designed, opens seamlessly into a bright conservatory, creating a lovely space for dining or enjoying the beautiful views to the rear of the property. This feature not only enhances the living space but also allows for an abundance of natural light to fill the home.

The modern bathroom is tastefully appointed, ensuring a comfortable and stylish experience. The two bedrooms are generously sized, providing ample space for rest and personalisation.

The location of this property is particularly appealing, offering a tranquil setting while still being conveniently close to local amenities and transport links. The stunning views at the rear add an extra touch of charm, making this home a delightful place to unwind after a long day.

In summary, this semi-detached house on Peplow Road is a wonderful opportunity for those looking to settle in a serene environment with modern comforts. With its inviting spaces and beautiful surroundings, it is sure to capture the hearts of many.

\*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.





## Hall

UPVC double glazed frosted window, composite leaded frosted door, electric storage heater, stairs to first floor, laminate door to reception room.

## Reception Room

UPVC double glazed window, electric storage heater, coving, cast iron log burner, real wood floor, door to kitchen.

## Kitchen

UPVC double glazed window, electric storage heater, stainless steel splash back with high gloss wall and base units, wood effect laminate units, extractor hood, freestanding double oven, 4 ring electric hob, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, breakfast bar, tiled floor open to conservatory.

## Conservatory

7 x UPVC double glazed window, vinyl floor, UPVC double glazed door to rear.

## Landing

Loft access, smoke alarm, stairs to ground floor, doors to bedroom 1, 2 and bathroom.

## Bathroom

UPVC double glazed frosted window, electric storage heater, 4 x spot light points, extractor fan, electric rainfall shower, fully tiled, vanity top sink with mixer tap, dual flush WC with press plate, lino floor.

## Bedroom 1

UPVC double glazed window, electric storage heater, coving, built-in wardrobe, storage.

## Bedroom 2

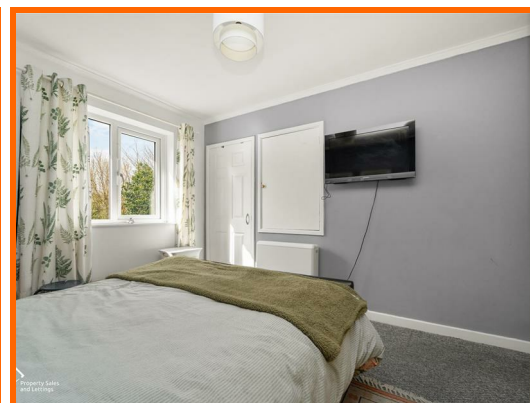
UPVC double glazed window, coving, electric storage heater.

## Front

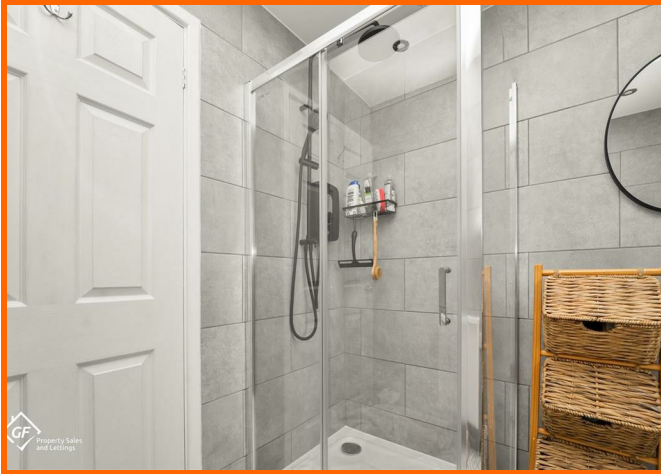
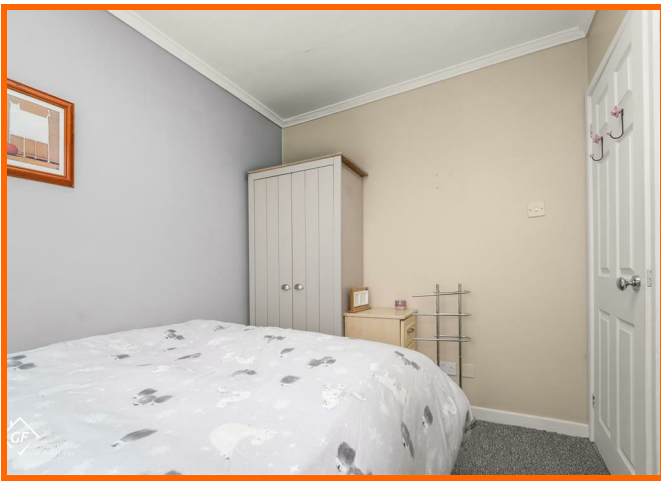
Block paved driveway.

## Rear Garden

Indian Stone paving and shed.



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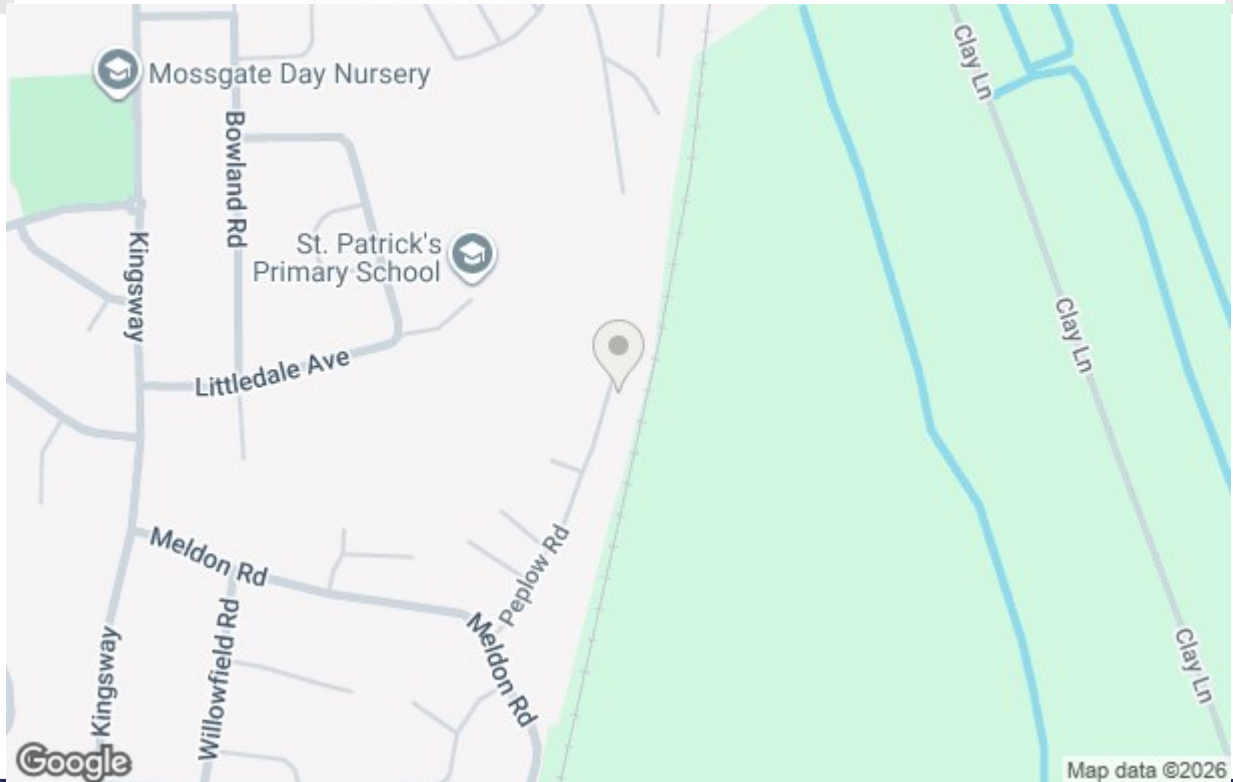
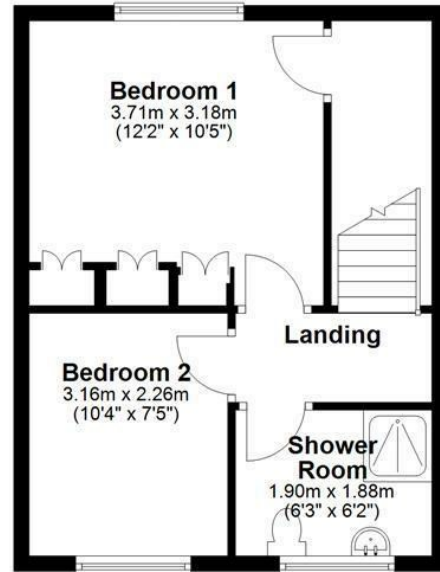
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# Take a nosey round

Ground Floor



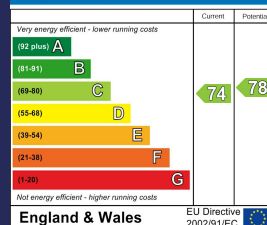
First Floor



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**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**

