



8 Essex Road,  
Torrisholme, Morecambe,  
LA4 6NY

8, Essex Road, Torrisholme, Morecambe

## *The property at a glance*

3  1  2 

- Impressive Semi Detached Property
- Two Reception Rooms
- Three Bedrooms
- Kitchen / Dining Room
- Enclosed Rear Garden
- Driveway
- Sought After Village Of Torrisholme
- Tenure: Freehold
- Property Banding: C
- EPC: C



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £285,000

# Get to know the property



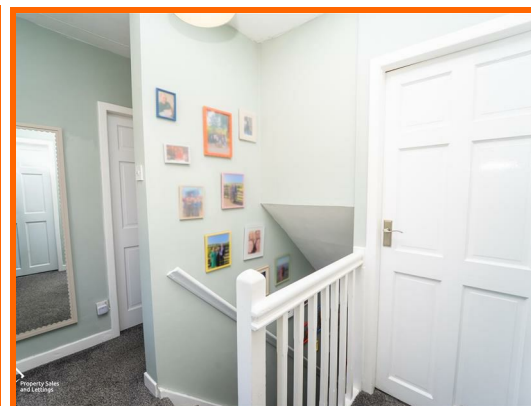
Welcome to this charming semi-detached house located at Essex Road, in the sought-after area of Morecambe, Lancashire. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can enjoy both cosy family evenings and lively gatherings with friends.

The heart of the home is the large kitchen, which has been thoughtfully extended at the back to offer added utility and a convenient w/c. This extension not only enhances the functionality of the space but also allows for a bright and airy atmosphere, perfect for culinary enthusiasts.

Step outside to discover a low-maintenance rear garden, providing a peaceful retreat for outdoor enjoyment without the burden of extensive upkeep. Additionally, the property features off-street parking for two vehicles, along with a garage, ensuring that parking is never a concern.

Situated in a desirable neighbor hood, this home offers a perfect blend of comfort and convenience. With its spacious layout and practical features, this property is a wonderful opportunity for anyone looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.

\*\*When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our





partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued.\*\*

### **Porch**

4 x UPVC double glazed windows, UPVC double glazed frosted door, tile floor, wood frosted leaded door to hall.

### **Hall**

Central heating radiator, smoke alarm, stairs to first floor, doors to reception rooms 1 and 2, laminate floor.

### **Reception Room 1**

UPVC double glazed window, tiled hearth and mantle, storage cupboard, UPVC double glazed French doors to rear, central heating radiator.

### **Reception Room 2**

UPVC double glazed bay window, vertical central heating radiator, laminate floor, wood single glazed door to kitchen.

### **Kitchen**

UPVC double glazed window, central heating radiator, tiled splash back, shaker style wall and base units, laminate worktop, composite sink with mixer tap and extractor hood. 5 ring gas hob, high rise double oven, electric oven, plumbing for dishwasher, space for fridge freezer, vinyl floor, door to inner hall.

### **Inner Hall**

Storage space, doors to garage, utility/WC, vinyl floor, UPVC double glazed frosted door to rear.

### **WC**

UPVC double glazed frosted windows, plumbing for washing machine, vinyl floor, Glow-worm combi boiler.

### **Front Garden**

Wood chips, shrubs, laid to lawn, block paving, concrete drive leading to garage.

### **Rear Garden**

Wood chip and Indian paving.

### **Landing**

UPVC double glazed window, loft access, doors to bedrooms 1-3 and bathroom, stairs to ground floor.

### **Bedroom 1**

UPVC double glazed window, central heating radiator.

### **Bedroom 2**

UPVC double glazed window, central heating radiator, built-in wardrobes.

### **Bedroom 3**

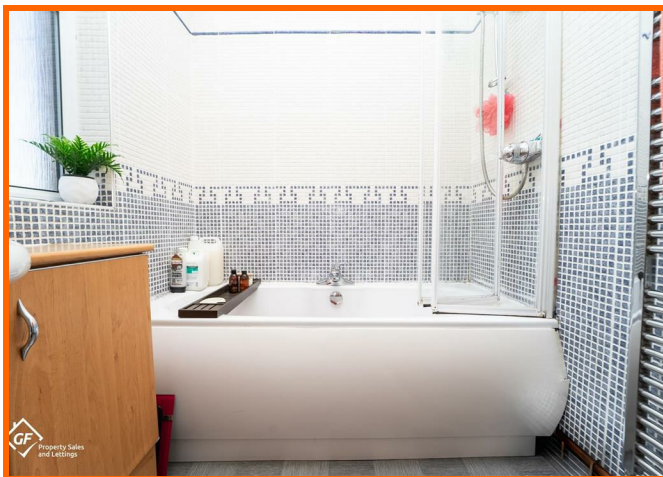
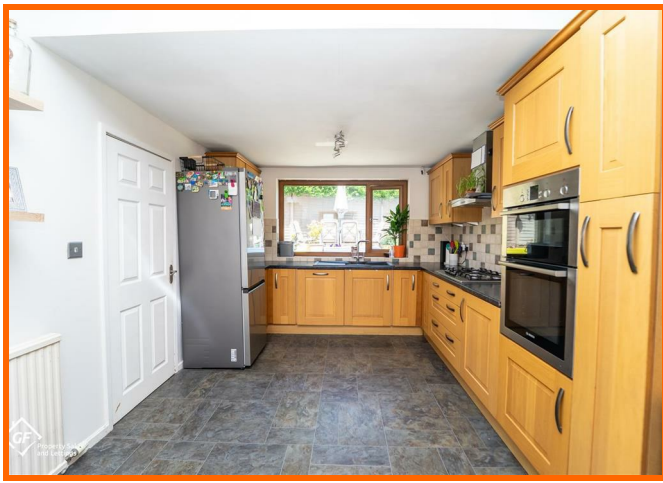
UPVC double glazed window, central heating radiator.

### **Bathroom**

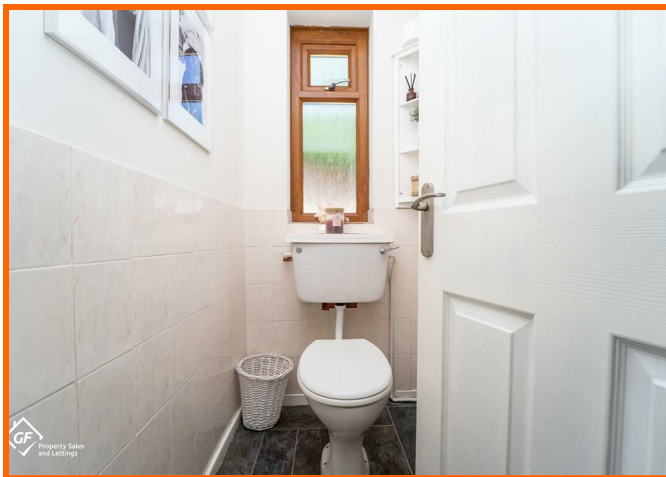
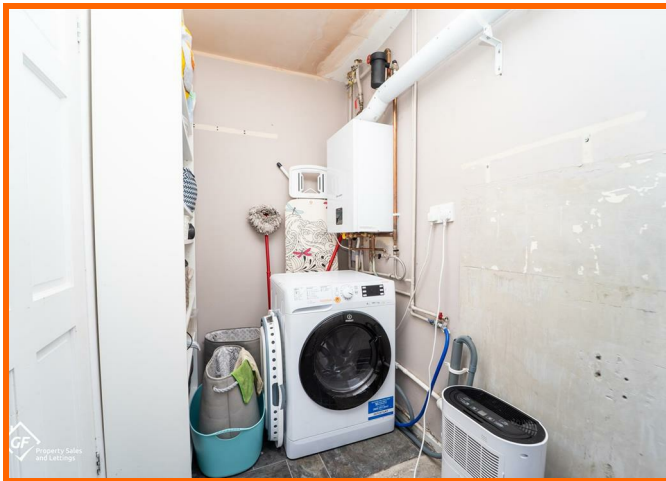
UPVC double glazed frosted window, central heating towel radiator, 3 x spot light points, tiled walls, dual flush WC, vanity top with mixer tap, panelled bath with overhead shower.



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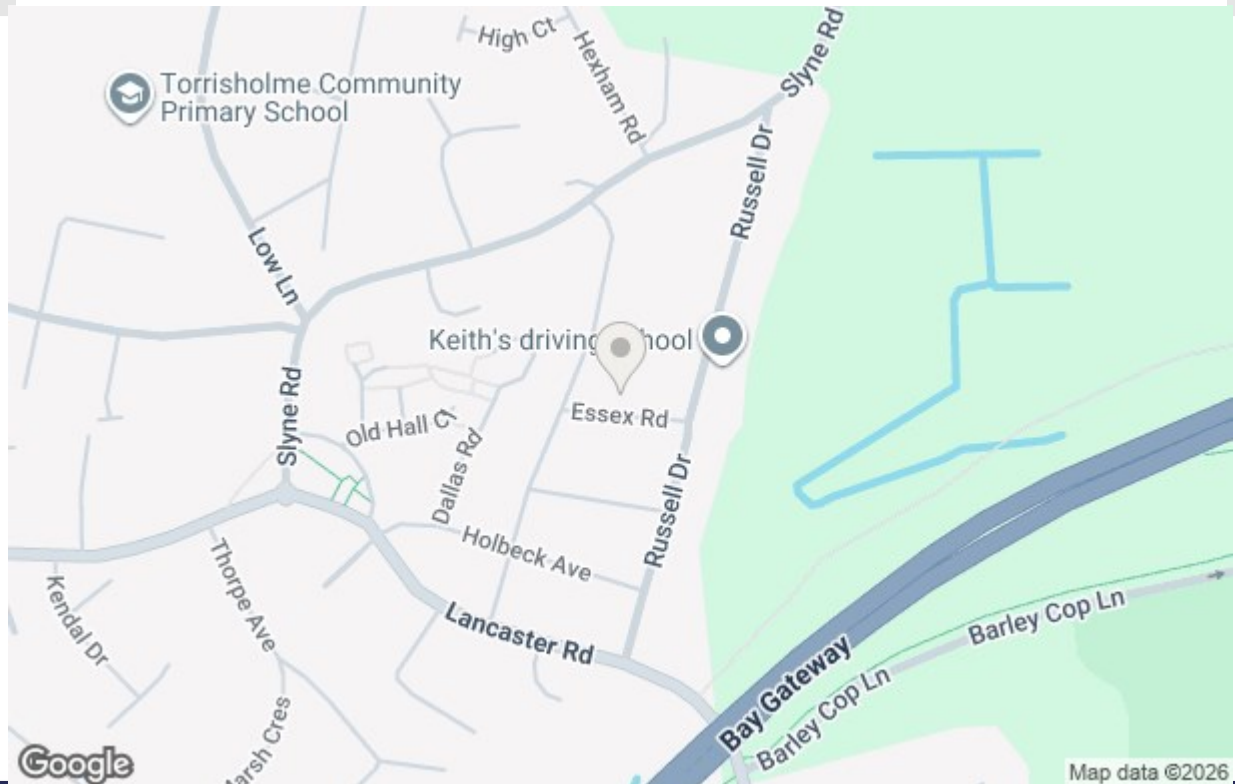
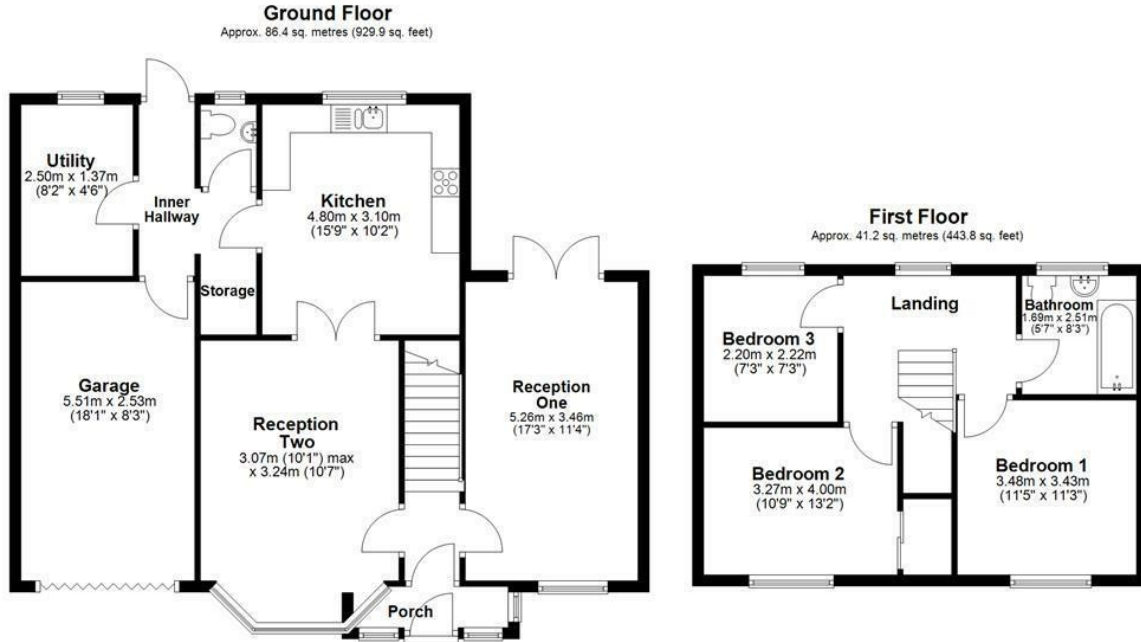
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# Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	83		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	