



9 Buseph Drive,  
Torrisholme, Morecambe,  
Lancashire LA4 6PO

9, Buseph Drive, Torrisholme, Morecambe

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

3  1  2 

- Link-Detached Property
- Three Bedrooms
- Fitted Kitchen
- Two Spacious Reception Rooms
- Three Piece Bathroom
- Enclosed Rear Garden
- Off Road Parking & Two Garages
- Freehold
- Council Tax Band D
- EPC Rating: C



Get in touch today

01524 401402  
[info@gfproperty.co.uk](mailto:info@gfproperty.co.uk)  
[gfproperty.co.uk](http://gfproperty.co.uk)

# **£345,000**

# Get to know the property



A SUPERB FAMILY HOME IN A SOUGHT AFTER QUIET LOCATION.

Welcome to Buseph Drive, Morecambe - a charming property that is ideal for families looking for a new home. This link-detached house boasts spacious interiors, perfect for comfortable living. With two reception rooms and a conservatory, there is plenty of space for relaxation and entertainment.

The property features three bedrooms, offering ample space for a growing family or for guests to stay over. The generous gardens provide a lovely outdoor area for children to play in or for hosting summer gatherings with friends and family.

One of the highlights of this property is the off-road parking on a drive, ensuring convenience for you and your family. Located in a quiet neighbourhood, you can enjoy peace and tranquillity while still being close to local amenities.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones.



## Ground Floor

### Entrance Hallway

5.69m x 2.26m (18'8 x 7'5)

UPVC double glazed entrance door, central heating radiator, stairs to the first floor and doors to WC, kitchen and two reception rooms.

### WC

1.78m x 0.86m (5'10 x 2'10)

UPVC double glazed frosted window, dual flush WC, wall mounted wash basin, tiled elevations and tiled flooring.

### Reception Room One

4.70m x 3.58m (15'5 x 11'9)

UPVC double glazed window, central heating radiator, electric fire, television point, coving, ceiling rose and open to reception room two.

### Reception Room Two

3.56m x 3.45m (11'8 x 11'4)

UPVC double glazed window, central heating radiator, coving and sliding door to the conservatory.

### Conservatory

3.25m x 2.44m (10'8 x 8')

Hardwood double glazed windows, central heating radiator, pitched polycarbonate roof, tiled flooring and UPVC double glazed door to the rear.

### Kitchen

5.33m x 2.54m (17'6 x 8'4)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate surfaces, stainless steel one and a half bowl sink with drainer and mixer tap, oven with four ring electric hob, extractor hood, plumbing for dishwasher and washing machine, space for fridge freezer, door to the garage and UPVC double glazed door to the rear.

### Garage

5.72m x 2.74m (18'9 x 9')

Boiler, space for dryer and up and over garage door.

## First Floor

### Landing

UPVC double glazed window, loft access and doors to three bedrooms, bathroom and linen cupboard.

### Bedroom One

4.70m x 3.58m (15'5 x 11'9)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

3.61m x 3.48m (11'10 x 11'5)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Three

2.92m x 2.26m (9'7 x 7'5)

UPVC double glazed window and central heating radiator.

### Shower Room

2.31m x 1.63m (7'7 x 5'4)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, walk in shower, tiled elevations, extractor fan and tiled flooring.

## External

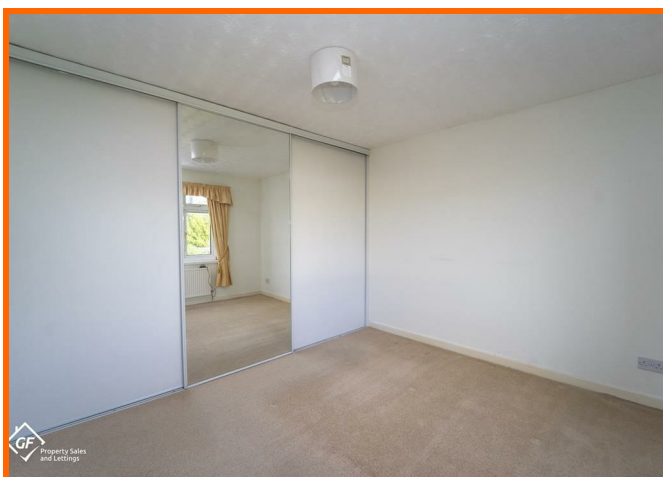
### Front

Block paved driveway providing off road parking.

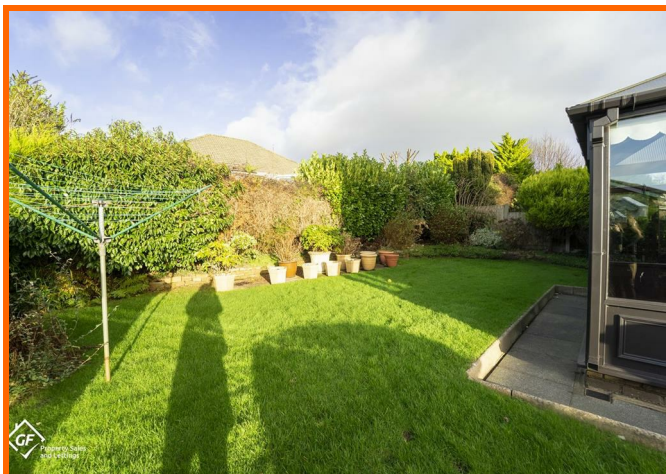
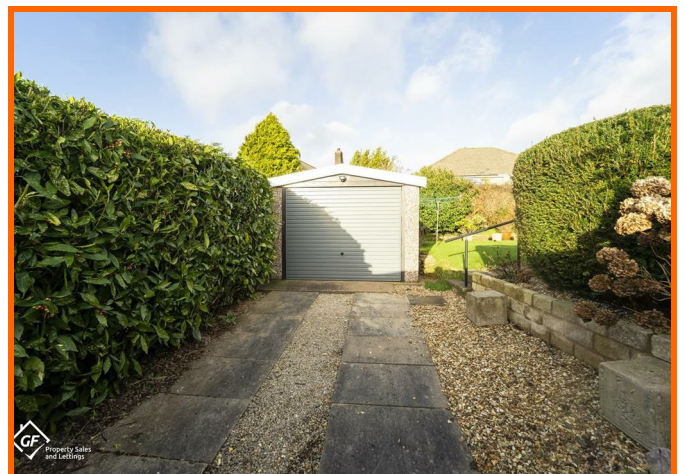
### Rear

Laid to lawn garden with paving and access to a detached garage (23'9 x 10)

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Morecambe, Lancashire,  
LA4 6BB**



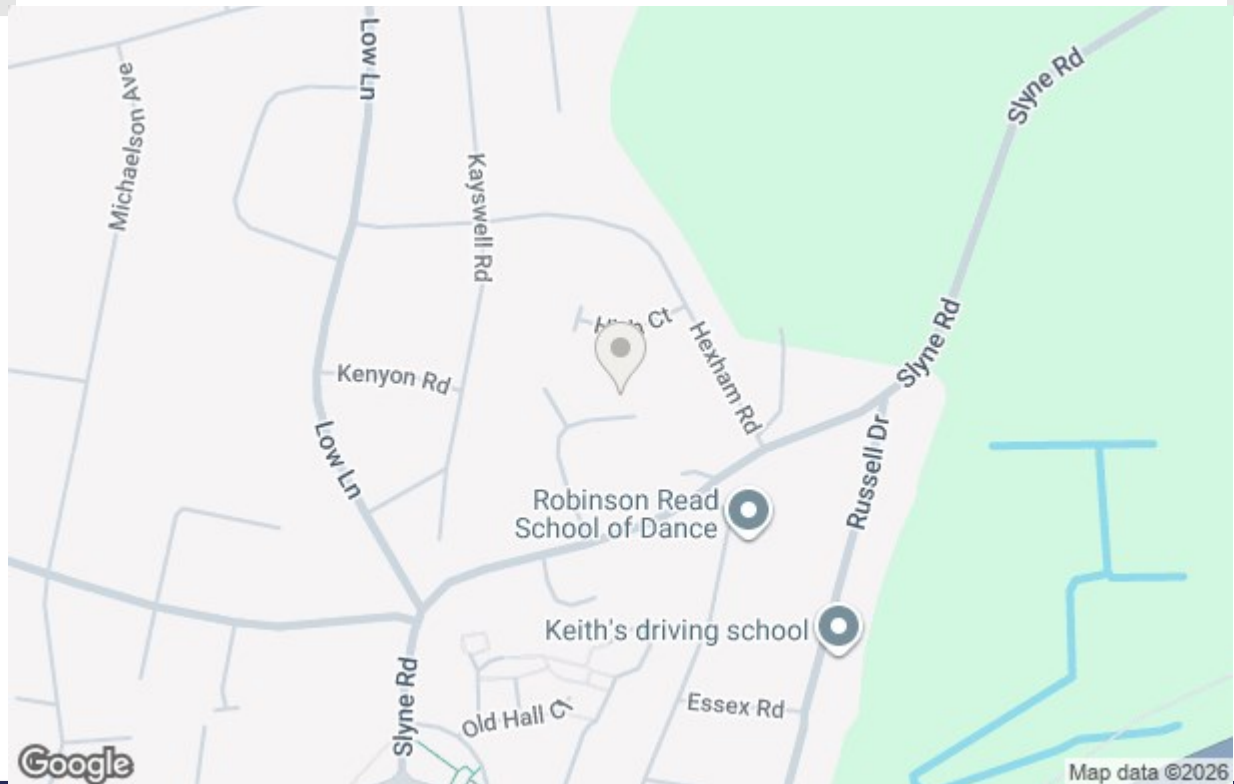
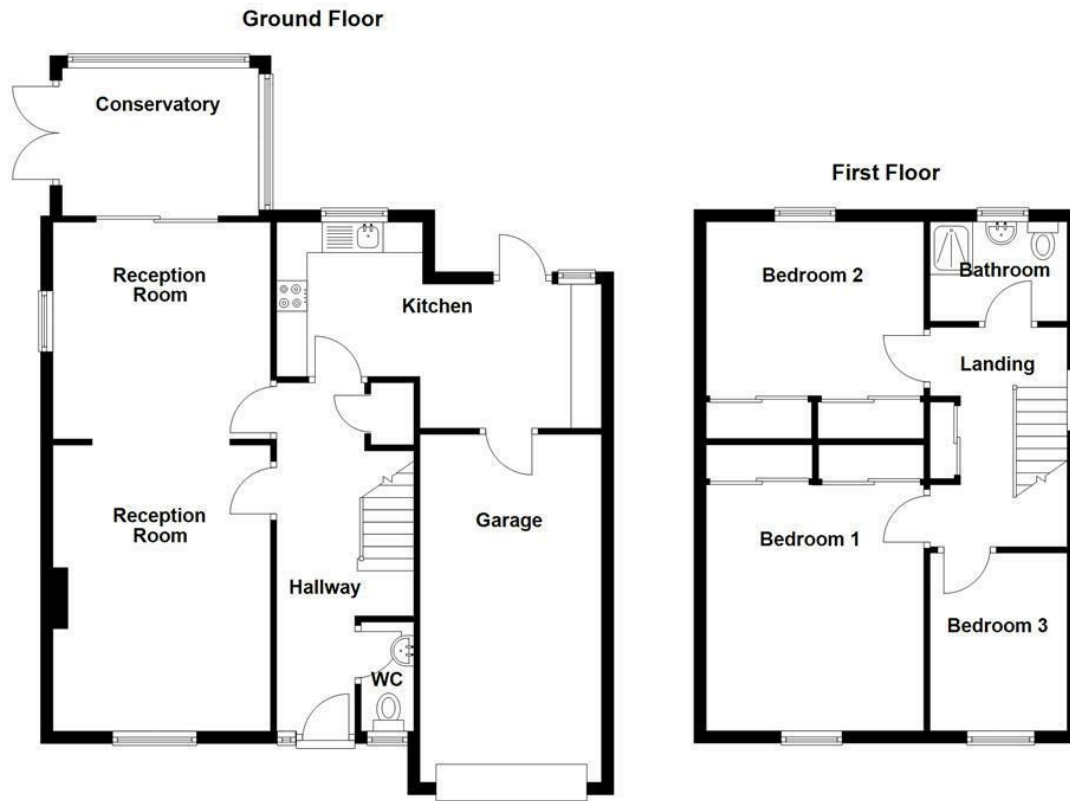
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# Take a nosey round



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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>                            |  |                         |           |
| (55-64) <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>                                                 |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |