



17 Hexham Road,
Torrisholme, Morecambe,
Lancashire LA4 6QR

17, Hexham Road, Torrisholme, Morecambe

The property at a glance

2  1  1 

- Semi Detached Bungalow Boasting Wonderful Views
- Two Double Bedrooms
- Beautifully Presented Throughout
- Stylish Fitted Kitchen, Lounge & Conservatory
- Family Shower Room
- Lovely Enclosed Rear Garden
- Off Road Parking And Garage
- Tenure: Freehold
- Council Tax Band: C
- EPC Rating: D



Get in touch today

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info@gfproperty.co.uk
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£250,000

Get to know the property



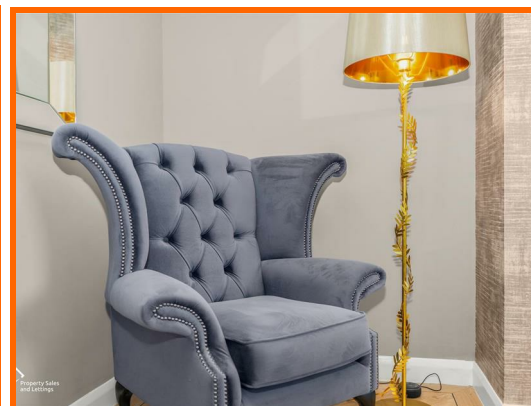
A MODERN TWO-BEDROOM BUNGALOW WITH DRIVEWAY AND GARAGE

Nestled in the serene and sought-after location of Hexham Road in Torrisholme, Morecambe, this charming semi detached bungalow offers a delightful retreat for those seeking single-storey living boasting countryside and bay views. The property is within close proximity to Torrisholme Primary School with an ofsted rating of outstanding for those requiring to be in the catchment area of a quality school for their children.

Upon entering, you are greeted by an inviting reception room, perfect for entertaining guests or simply unwinding after a long day. The property boasts two cosy bedrooms, ideal for a small family or guests staying over. Additionally, a bright conservatory provides the perfect spot to enjoy a cup of tea while basking in the natural light.

The modernised interior exudes a contemporary charm, with sleek kitchen and bathroom suites that cater to both style and functionality. The low-maintenance Indian Stone Paved frontage not only adds to the property's kerb appeal but also provides convenience along with driveway leading to an integral garage, ensuring parking is never a hassle.

Situated in a popular and tranquil neighbourhood, this bungalow offers a peaceful oasis away from the hustle and bustle of city life. Whether you are looking to downsize or simply prefer the convenience of single-storey living, this property on Hexham Road is sure to captivate your heart.





Hall

Composite double glazed frosted entrance door, central heating radiator, loft access, spotlights, Karndean flooring and doors to two bedrooms, reception room, shower room and storage. Loft is accessed via a hatch with pull down ladders.

Reception Room One

4.80m x 3.25m (15'9 x 10'8)

UPVC double glazed window boasting elevated views, central heating radiator, coving, spotlights, TV point, wall inset electric fire and Karndean flooring.

Kitchen

3.30m x 2.92m (10'10 x 9'7)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktop, integrated oven, four ring electric hob, extractor fan, tiled splash back, composite sink with draining board and mixer tap, plumbing for washing machine, space for fridge freezer, wood effect flooring and door to conservatory.

Bedroom One

3.96m x 3.25m (13' x 10'8)

UPVC double glazed window, central heating radiator, coving, spotlights, TV point and fitted wardrobes.

Bedroom Two

2.92m x 2.90m (9'7 x 9'6)

UPVC double glazed window, central heating radiator and coving.

Shower Room

1.98m x 1.68m (6'6 x 5'6)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed rainfall shower with rinse head, tiled elevation. PVC panel ceiling and tile flooring.

Conservatory

3.02m x 2.31m (9'11 x 7'7)

UPVC double glazed windows, sloped polycarbonate roof, tiled flooring and UPVC door to rear.

External

Front

Tiered paving, steps, drive and integral garage.

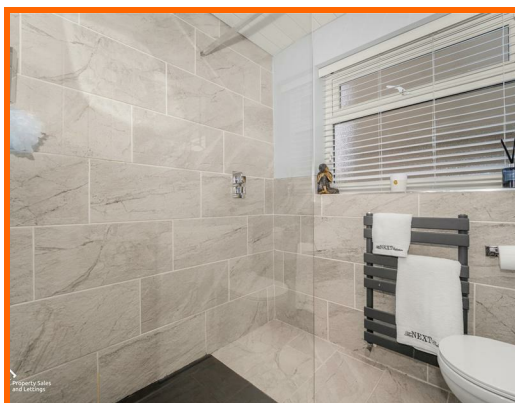
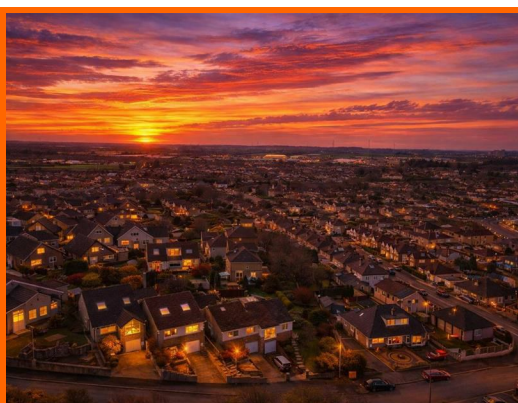
Rear

Laid to lawn garden, crazy paved patio and bedding areas.

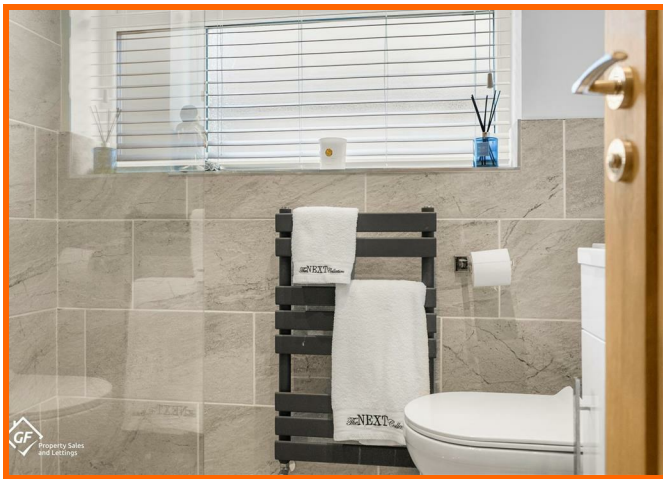
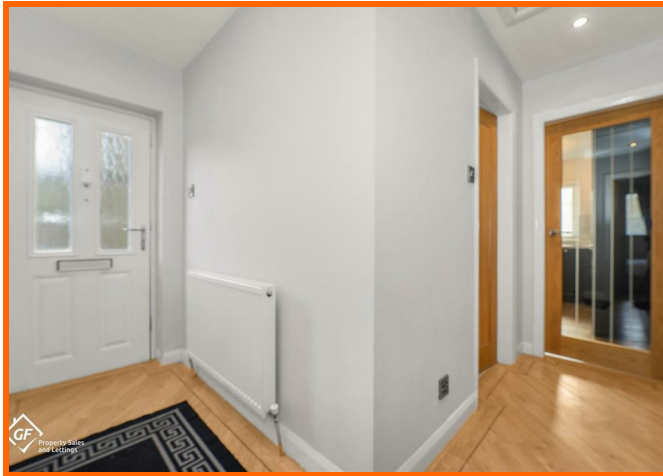
Garage

4.62m x 3.02m (15'2 x 9'11)

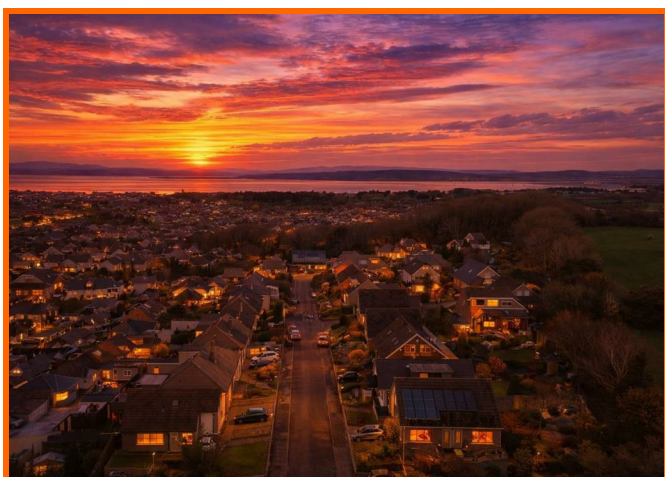
Remote up and over door - insulated door and ceiling.



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17 Hexham Road, Torrisholme, Morecambe, Lancashire, LA4 6DP



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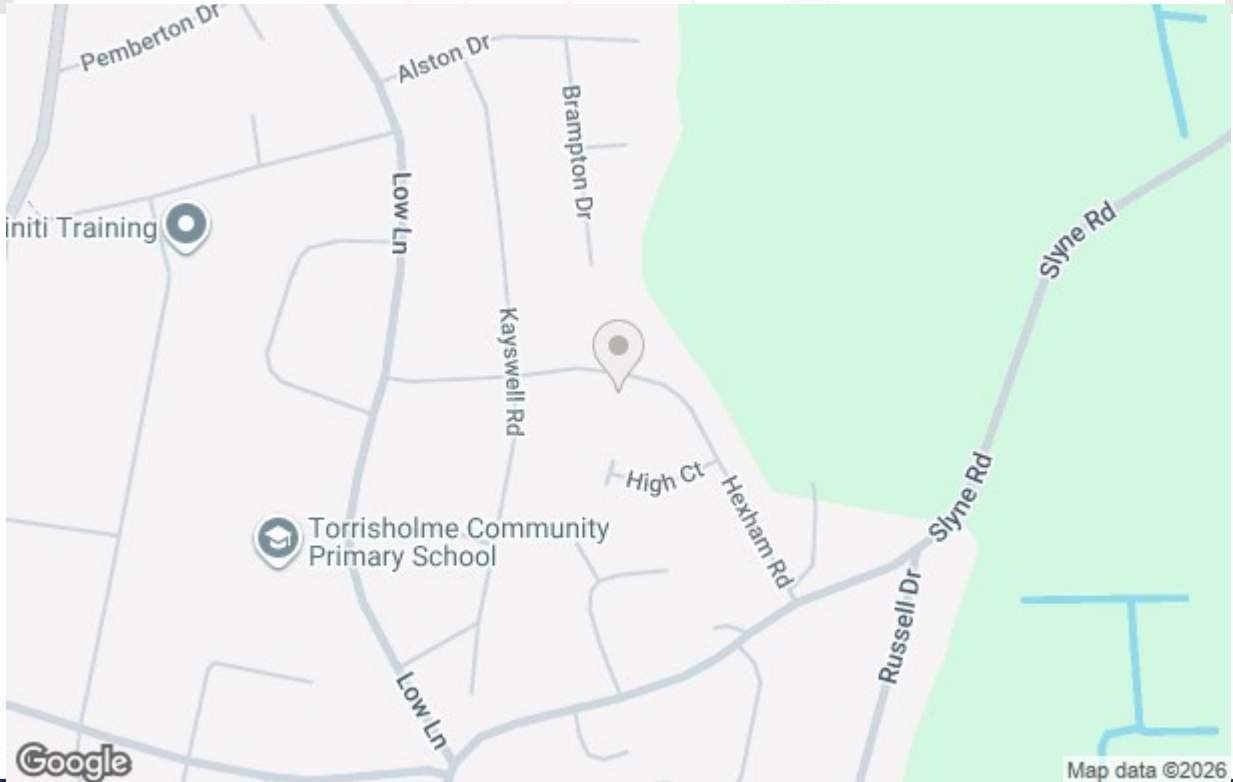
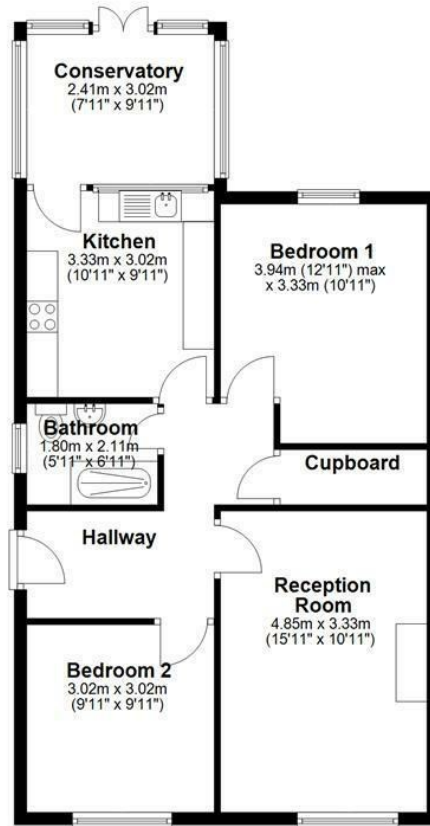
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Take a nosey round

Ground Floor



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Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(65-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	61	81

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(65-80) C		
(55-64) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

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