



22 Hyde Road,  
Torrisholme, Morecambe,  
LA4 6NT

22, Hyde Road, Torrisholme, Morecambe

## *The property at a glance*

5  1  2 

- Spacious Semi Detached Property
- Five Bedrooms (One Ground Floor)
- Impressive Kitchen / Dining Room
- Generous Lounge
- Driveway
- Gardens Front & Rear
- Tenure: Freehold
- Property Band: C
- EPC: C
- Sought After Residential Location



Get in touch today

01524 401402  
info@gfproperty.co.uk  
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# £325,000

# Get to know the property



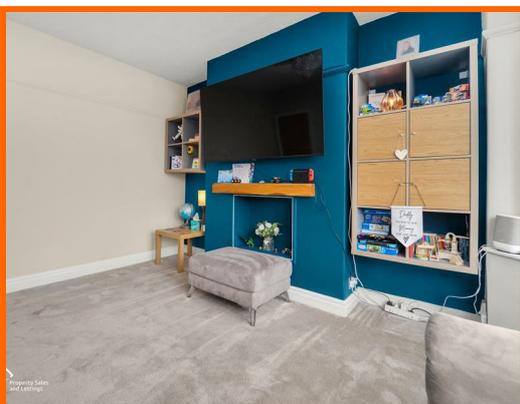
Nestled on Hyde Road in the charming town of Morecambe, this delightful semi-detached house offers a perfect blend of comfort and convenience. With five well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The heart of the home is the open aspect kitchen and dining room, which creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. The bright and cosy reception room provides a lovely space to relax and unwind after a long day, while the modern bathroom adds a touch of contemporary style to the home.

One of the standout features of this property is the off-street parking, ensuring that you have a secure and convenient place for your vehicle. Situated in a quiet location, you will find peace and tranquillity, yet you are still close to local amenities, making daily life easy and enjoyable.

This semi-detached house on Hyde Road is a wonderful opportunity for anyone looking to settle in Morecambe, combining spacious living with a prime location. Don't miss the chance to make this lovely property your new home.

For further information, please contact the office at your earliest convenience.





## Hall

Smoke alarm, UPVC double glazed frosted window, composite frosted door, central heating radiator, stairs to first floor, doors to reception room and kitchen, dado rail.

## Reception Room

UPVC double glazed bay window, central heating radiator, picture rail.

## Kitchen

4 x UPVC double glazed windows, UPVC double glazed doors to rear, smoke alarm, 12 x spot light points, quartz extractor hood, quartz units, range of wall, drawer and base units, 4 ring gas hob, double electric oven. built-n microwave, porcelain inset sink with mixer tap, space for fridge freezer, door to utility cupboard, double doors leading out to back garden,

## Utility

Plumbing for washing machine and dishwasher.

## Bedroom 5

UPVC double glazed window, central heating radiator.

## Landing

Smoke alarm, loft access, stairs to ground floor, doors to bathroom and bedrooms 1,2,3,4.

## Bathroom

UPVC double glazed frosted window, central heating towel radiator, 5 x spot light points, cladded ceiling, extractor fan, fully tiled to complement, dual flush WC, pedestal mixer tap, P-Shaped bath with mixer tap, waterfall rinse head, tiled floor.

## Bedroom 1

UPVC double glazed bay window, central heating radiator,

## Bedroom 2

UPVC double glazed window, central heating radiator.

## Bedroom 3

UPVC double glazed window, central heating radiator.

## Bedroom 4

2 x UPVC double glazed window, central heating radiator, 8 x spot lighting.

## Front Garden

Concrete drive and lawn.

## Rear Garden

Decking, lawn and shed.



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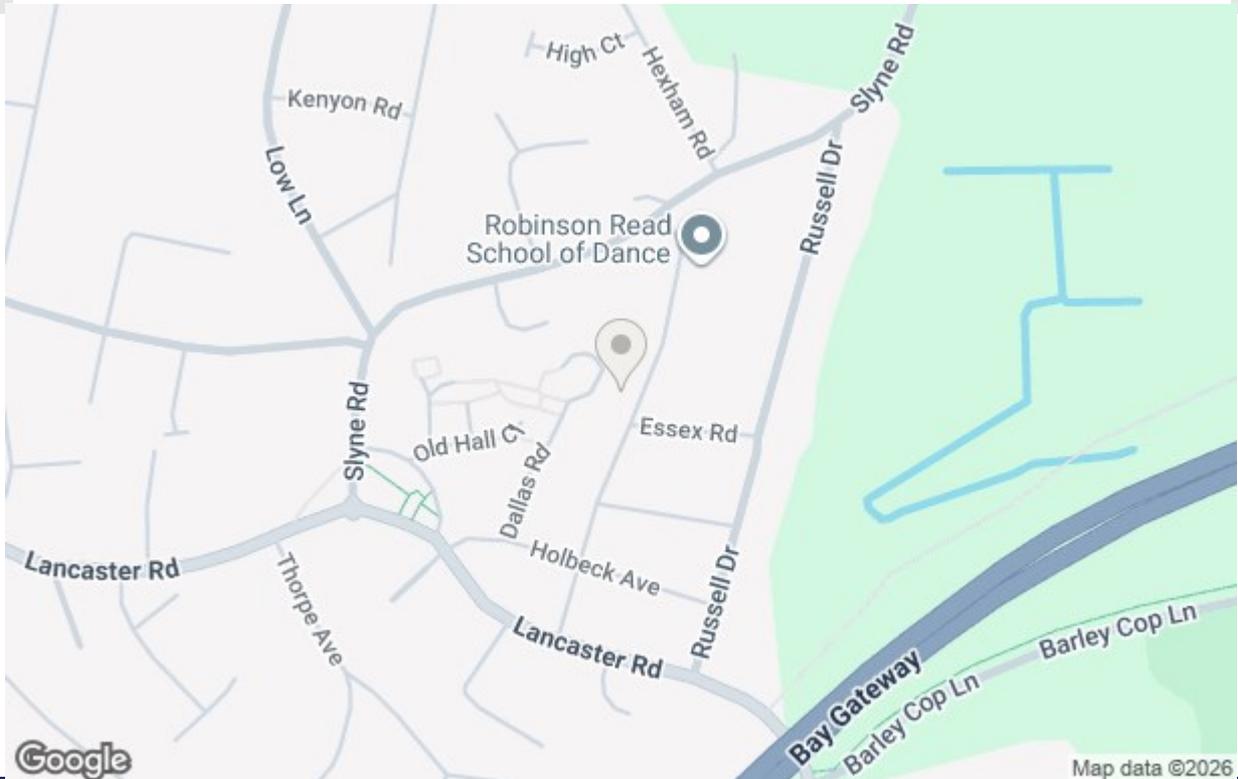
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# Take a nosey round



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[gfproperty.co.uk](http://gfproperty.co.uk)

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