





Inside The Home

Situated within the popular residential area of Torrisholme, Garfield Drive, Morecambe, this well-presented semi-detached bungalow offers spacious and versatile accommodation throughout, ideal for a range of buyers including downsizers, couples and small families alike. The property welcomes you via an entrance vestibule into a central hallway providing access to the main living accommodation. The generous lounge/diner is a bright and inviting space, enhanced by a bay window allowing for plenty of natural light, alongside attractive coving and feature fireplace creating a cosy focal point. The fitted kitchen offers a range of wall and base units with integrated appliances, breakfast bar seating and an open aspect leading into the garden room, providing additional living or dining space overlooking the rear garden. There are two well-proportioned double bedrooms, with the master bedroom benefiting from decorative wall panelling, together with a modern shower room fitted with vanity wash basin and WC. The garage was converted to create a spacious second bedroom further enhancing the property and the space available. The property benefits from a full rewire also.

Externally, the property enjoys driveway parking to the front and a private enclosed rear garden with flagged seating area, ideal for outdoor entertaining or relaxing. A useful wash house provides additional storage along with plumbing and electricity supply.

Conveniently located close to local amenities, transport links and nearby coastal attractions, this delightful bungalow presents an excellent opportunity to acquire a comfortable home in a sought-after location. Early viewing is highly recommended.

Let's Take A Closer Look At The Area

Located within walking distance of Torrisholme, with excellent access to the wide range of amenities the area has to offer. A ten minute drive to Lancaster City Centre, you'll find a multitude of high street shops, restaurants, bars and supermarkets, as well as a doctors surgery and a pharmacy. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 20 minute walk away. Junction 34 of

the M6 motorway provides access further afield and can be accessed within 10 minutes. For those with children, there are a number of highly regarded primary and secondary schools with simple access to both the Girl and Boys Grammar Schools, located in the city centre.

Let's Step Outside

Externally, the property enjoys driveway parking to the front and a private enclosed rear garden with flagged seating area, ideal for outdoor entertaining or relaxing. A useful wash house provides additional storage along with plumbing and electricity supply.

Services

The property is fitted with a modern gas central heating, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN179012

Council Tax Band

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	53	75

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