







## Inside The Home

Stepping through the UPVC double glazed door, a welcoming Entrance awaits. This leads into a spacious Living Room, housing a decorative fireplace and a useful understair storage cupboard. This leads into a generous Kitchen Diner which provides a range of wall and base units and a complementary worktop space over. Appliances include a four ring gas hob with an extractor hood above and an oven below, as well as ample space for a fridge freezer, and plumbing for a washing machine. UPVC double glazed French doors provide access to the rear, whilst there is ample space for a sizeable dining table, perfect for socialising with family and friends.

To the first floor, a light and airy landing can be found with a handy built in storage cupboard. Three generous bedrooms can also be found, as well as a spacious three piece bathroom suite and open views across the neighbouring Ryelands Park, with the city of Lancaster providing a historic backdrop.

This wonderful home is blank canvas, and provides a perfect base for a multitude of buyers, from first timers to those looking to start or extend their rental portfolio.

## Let's Take A Closer Look At The Area

Located within walking distance of Lancaster City centre, Torrisholme Road is situated on the edge of Ryelands Park, where there is ample space to allow little ones to explore and play. With excellent access to the wide range of amenities this great city has to offer, including a multitude of high street shops, restaurants, bars and supermarkets, as well as highly regarded primary and secondary schools, 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.

## Let's Step Outside

To the front of the property, an enclosed courtyard garden can be found, with a pathway leading to the front of the home. A secure wooden gate provides access to the side, which leads round to a generous enclosed rear garden. To the rear, a

secure laid to lawn garden can be found, with a generous paved patio area perfect for alfresco dining. A residents carpark can be found through the secure wooden gate, providing parking for residents of this small housing development.

## Services

The property is fitted with a gas central heating boiler (installed in 2023) and has mains electric, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LAN234687. With a maintenance charge of approx. £86.53 per month which includes upkeep of the Car park communal area to the rear and buildings insurance.

## Council Tax

This home is Band A 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.

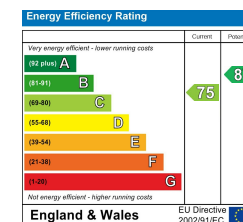
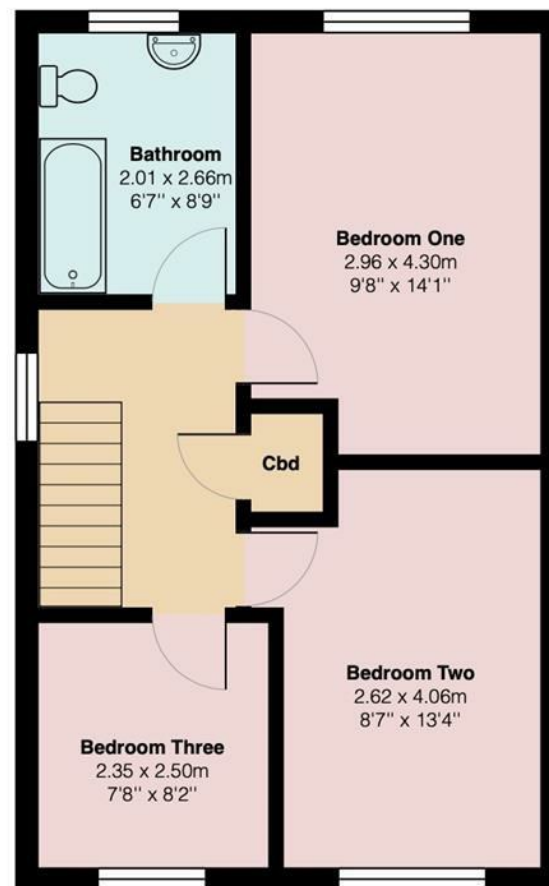
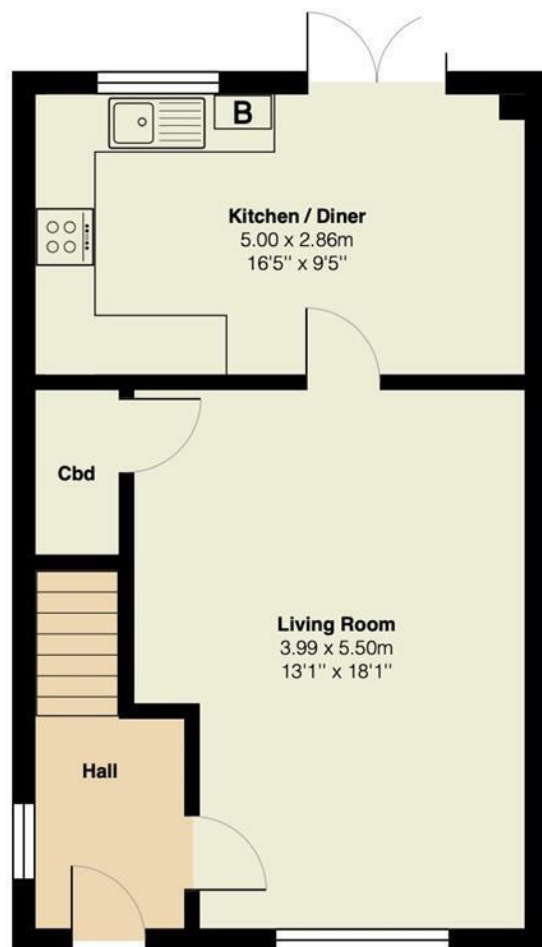












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