



25 Low Lane

Torrisholme | Morecambe | LA4 6PN

MATTHEWS
BENJAMIN



25 LOW LANE

TORRISHOLME

A great starter home for a couple or young family, especially with the primary school across the road, this 1930s traditional semi-detached house offers light and bright accommodation that has been updated to a certain extent, but now offers buyers the opportunity to refresh it, personalising with their taste and interior design choices. Well-proportioned accommodation follows a traditional layout with a porch, staircase hall, sitting room with a lovely bay window and gas flame effect fire set into a modern surround. Formerly two rooms, the kitchen and dining room have been combined to create a sociable family space spanning the rear elevation. The kitchen fittings are contemporary and incorporates an integral fridge freezer, Beko oven and four ring gas hob with fan over as well as space and plumbing for a washing machine and dishwasher with room for a condenser drier as well. The rear porch is a useful additional and is practical for coats, boots and prams; it leads to a downstairs loo.

Off the first floor landing there are two double bedrooms and a third single bedroom. The bathroom has a modern suite of bath with shower over, wash basin and loo. A cupboard houses the boiler and provides storage space.

Outside the front garden has been hard landscaped so as to provide off road parking for a car, two if manoeuvred carefully – a great asset as parking is always at a premium. A gravel path leads round the side of the house to the back garden which has been simply landscaped to make it straight forward to look after. The green fingered buyer will enjoy the freedom of designing and planting their own garden but for now it offers a lawn and wooden storage shed.



LOCATION

The advantage of this location is that the shops, amenities, pubs and cafes in the heart of the popular village of Torrisholme are a level walk away achievable in under half a mile. The impressive promenade at Morecambe is just over a mile away (again, a level stroll) and exceptionally popular with walkers, runners and cyclists. Low Lane is highly accessible and from here it is if traeasy to stay connected; by road, whether heading north or south, J34 of the M6 is reachable in under 4 miles, if travelling by train then there is a branch line station at Bare but Lancaster has a main line station on the West Coast route. The city of Lancaster is 3 miles distant where there is an extensive range of local facilities, shops, places to eat and drink. There are also cinemas and theaters, universities and hospitals. If the bright lights beckon, then Manchester is 60 miles away, and if you are jetting off then the airports at Manchester and Liverpool are 67 and 73 miles respectively.

The above journey distances are for approximate guidance only and have been sourced from the fastest route on the AA website from the property postcode.









DIRECTIONS

www.what3words.com pens.pans.unwanted
Use the postcode **LA4 6PN** on Sat Nav with reference to the directions below:
B5321 dissects Torrisholme, in the centre of the village there is a mini roundabout with a turning off the main thoroughfare onto Slyne Road. From Slyne Road turn first left onto Low Lane. No.25 is on the right, opposite the primary school.

SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating to radiators from a boiler in the bathroom.

BROADBAND

Superfast speed available from Openreach and Virgin Media of 80 Mbps download and for uploading 20 Mbps, Ultrafast of 1000 Mbps download and for uploading 220 Mbps.

MOBILE

Indoor: Three, O2 and Vodaphone for both Voice and Data. EE Voice service only.
Outdoor: EE, Three, O2 and Vodaphone for Voice, Data and Enhanced Data
Broadband and mobile information provided by Ofcom.

TENURE

Freehold

INCLUDED IN THE SALE

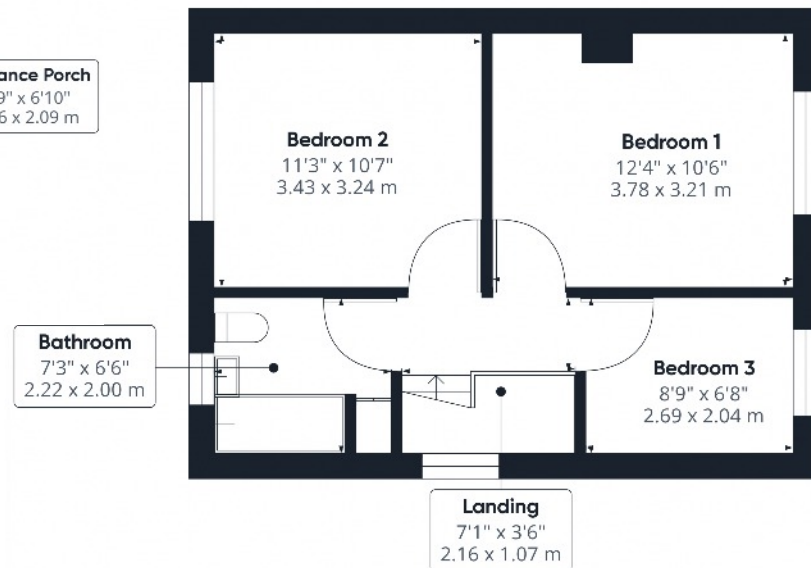
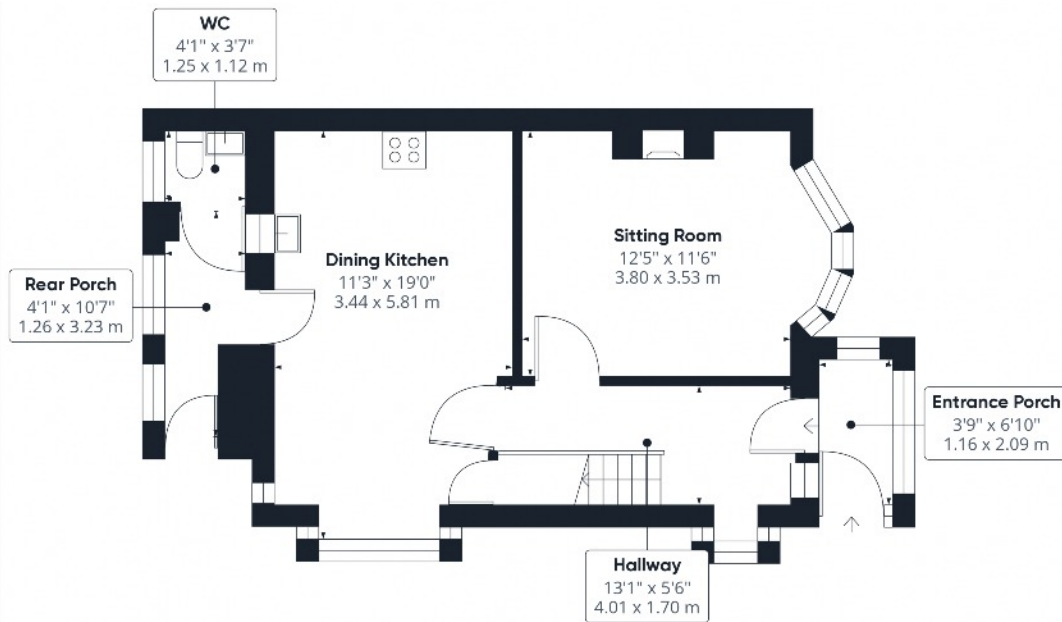
Fitted carpets, curtains, curtain poles, blinds, light fittings and integral kitchen appliances as described. Available by way of further negotiation are the free standing kitchen appliances (washing machine, tumble drier and dishwasher).

LOCAL AUTHORITY CHARGES

Lancaster City Council – Council Tax band C

GUIDE PRICE

£195,000



Approximate total area*
33,16 sq ft
3073 sq m

(* Following open areas and terraces)

All energy ratings have been made on the basis of a standard set of assumptions. For more information, see the Energy Rating Guide on the Energy Rating website.

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Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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