



## 74 Torrisholme Road, Lancaster, LA1 2LW

Offering generously sized rooms throughout along with pleasant views across Ryelands Park, is this well proportioned three bedroom end-terraced property on Torrisholme Road. Ready to move in, the property will appeal to a range of purchasers from first time buyers to families, along with buyers looking to benefit from additional features including a recently installed boiler, new windows and off road parking. Internally, the property briefly comprises on the ground floor of a welcoming entrance hall, a spacious lounge and an open plan kitchen diner. To the first floor are two double bedrooms, a single bedroom, and a good sized family bathroom, with the front facing bedrooms enjoying the best of the delightful views across Ryelands Park. Externally, a large garden can be found to the rear which is an ideal space for children and pets. Furthermore, a residents parking are offering ample off road parking can be found beyond the garden, and also provides visitors parking. Popular with first time buyers and families, the property is well situated for access to the highly regarded nearby primary and secondary schools, along with being in a perfect position to take advantage of the wealth of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as the University of Cumbria, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to Lancaster University, and further afield, the M6 motorway lies just over three miles away.



## Ground Floor

### Entrance Hall

Spacious entrance hall with a window to side aspect, radiator and ceiling light.

### Lounge

Generously sized lounge with access to a handy under stairs storage cupboard, a window to front aspect, radiators and ceiling lights.

### Kitchen Diner

Open plan kitchen diner with a fitted kitchen and a range of base and wall mounted units, four ring gas hob with fan oven beneath, plumbing for washing machine, gas central heating combi boiler, sink and drainer unit. Also with patio doors leading out to the rear garden, a radiator and ceiling lights.

## First Floor

### Bedroom One

Good sized double bedroom with a window to rear aspect, radiator and ceiling light.

### Bedroom Two

Second double bedroom with a window to front aspect that gives pleasant views across Ryelands Park, a radiator and ceiling light.

### Bedroom Three

Single bedroom with a window to front aspect that also enjoys pleasant views across Ryelands Park, a radiator and ceiling light.

### Bathroom

Contemporary three piece suite comprising of a panel bath with shower over, a low flush WC and a wash hand basin. Also with a towel radiator, window to rear aspect and ceiling light.

### External

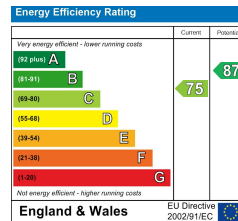
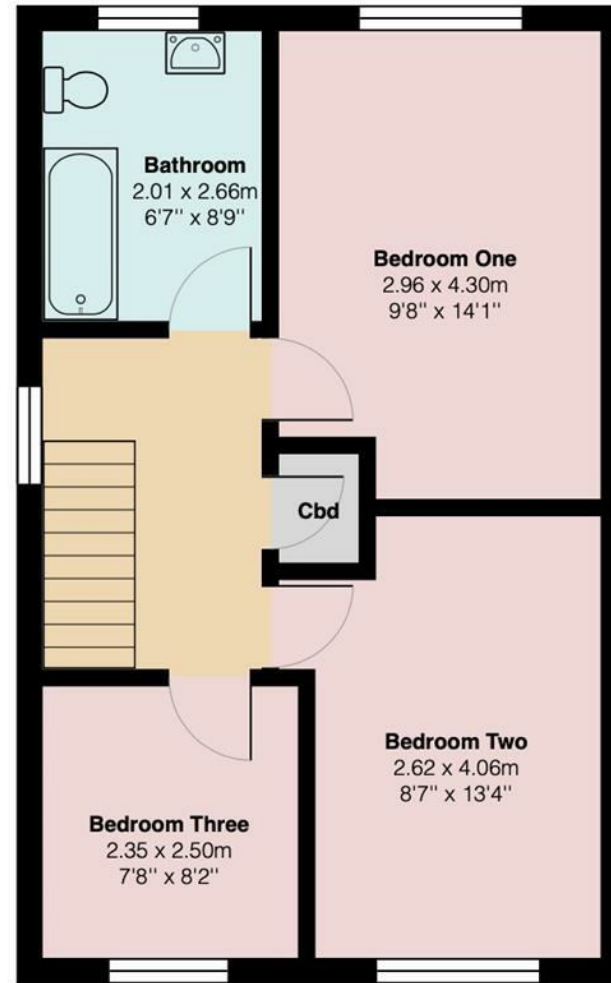
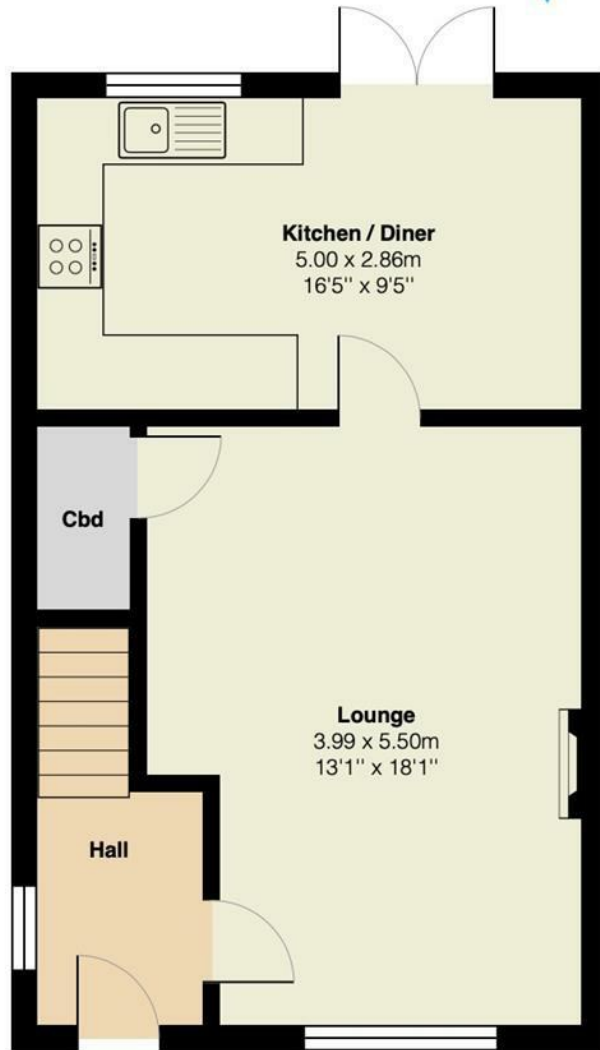
Property boasts an inviting rear garden with a large lawn and patio seating area. Also provides plenty of room for planting and further landscaping if desired. A gate at the back of the garden leads to a residents parking area along with visitors parking (parking is un-allocated on a first come first served basis).

### Additional Information

There is a service charge £86.53/month which covers maintenance of the development grounds including the car park.







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