



**R&B**  
ESTATE AGENTS

204 Torrisholme Road, Lancaster,  
LA1 2TD

204, Torrisholme Road, Lancaster

## The property at a glance 3 1 1

- Semi Detached Property
- Three Bedrooms
- Open Plan Kitchen Diner
- Beautifully Refurbished
- Three Piece Bathroom
- Generous Rear Garden
- Tenure: Freehold
- Band: B
- EPC:
- Offered With No Chain Delay

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GET IN TOUCH TODAY  
01524 889000  
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**£259,000**

# Get to know the property



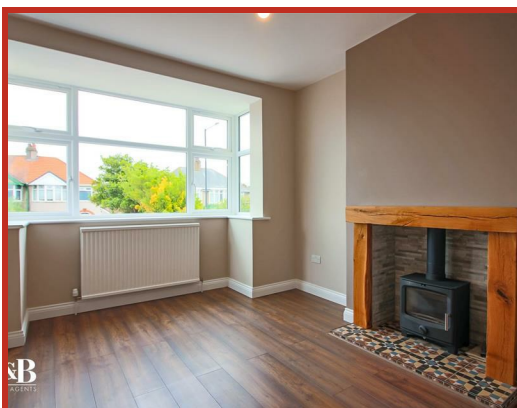
\*PROPERTY UNEXPECTEDLY BACK TO MARKET\*

Situated on Torrisholme Road in Lancaster, this semi-detached house presents an excellent opportunity for families and professionals alike. Spanning an impressive 1,044 square feet, the property boasts three bedrooms, making it ideal for those seeking space and comfort.

Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The heart of this property is undoubtedly the stunning kitchen and dining area, which has been refurbished to a high standard. This impressive space is perfect for entertaining guests or enjoying family meals, with modern fixtures and ample room for dining.

The property also features a stylish bathroom, ensuring convenience for all residents. Outside, you will find a generous rear garden, providing a delightful outdoor space for relaxation, gardening, or play. Additionally, the property offers parking for up to three vehicles, a rare find in this desirable area.

With its blend of modern amenities and spacious living, this semi-detached house on Torrisholme Road is a fantastic choice for anyone looking to settle in Lancaster. Don't miss the chance to make this lovely property your new home.







## Porch

## Entrance Hall

UPVC door into entrance hall, UPVC window, radiator, smoke alarm, doors to living room, kitchen/diner, under stairs storage and stairs to first floor.

## Living Room

UPVC bay window, radiator, inglenook fireplace with log burner, wooden mantel, tiled surround and hearth, TV point and laminate flooring.

## Kitchen/Diner

UPVC window, radiator, mix of wall and base units with laminate worktops, oven with four ring gas hob, extractor fan, sink with mixer tap and draining board, tiled splashback, integrated fridge/freezer, Worcester boiler, space for washing machine, under unit lights, laminate flooring, spotlights and French doors to rear.

## First Floor

## Landing

Radiator, loft access, smoke alarm, doors to bathroom, bedroom one, two and three.

## Bedroom One

UPVC bay window, radiator, picture rail and arch detail.

## Bedroom Two

UPVC window and radiator.

## Bedroom Three

UPVC window and radiator.

## Bathroom

UPVC window, dual flush WC in unit, vanity wash basin with waterfall mixer tap, P shaped panel bath with waterfall mixer tap, direct feed shower over bath, fully tiled surround, heated towel rail and tiled flooring.

## External

## Front

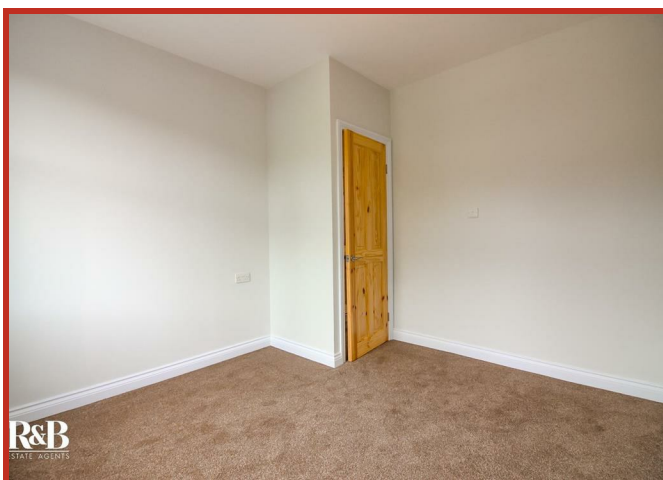
Driveway for three cars and access to rear.

## Rear

Paved area, laid to lawn, storage sheds.



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The image displays two floor plans for a property. The left plan is the Ground Floor, and the right plan is the First Floor.

**Ground Floor**

- Kitchen/Diner**: 3.30m x 4.78m (10'10" x 15'8"). Includes a sink, stove, and refrigerator.
- Hallway**: Central hallway with a staircase leading up.
- Lounge**: 4.34m (14'3") max x 3.40m (11'2").
- Porch**: Small front porch.

**First Floor**

- Bedroom 1**: 4.33m (14'2") max x 3.40m (11'2").
- Bedroom 2**: 3.20m (10'6") x 3.10m (10'2") max.
- Bedroom 3**: 3.20m x 1.76m (10'6" x 5'9").
- Landing**: Central landing with a staircase leading down.
- Shower Room**: 1.78m x 1.76m (5'10" x 5'9"). Includes a shower, toilet, and sink.



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Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

**England & Wales** EU Directive 2010/63/EU