



18 High Court,
Torrisholme, Morecambe,
LA4 6PF

18, High Court, Torrisholme, Morecambe

The property at a glance

3  1  1 

- Fantastic Semi Detached Family Home
- Three Double Bedrooms; Two with Fitted Wardrobes
- Generous Lounge Diner & Conservatory
- Well Proportioned Fitted Kitchen
- Sought After Location in Torrisholme
- Storage Room; ideal for a Utility Room
- Front & Rear Gardens, Driveway & Garage
- Council Tax Band C
- Freehold
- EPC Rating C



Get in touch today

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£240,000

Get to know the property



A well proportioned, semi detached home boasting three double bedrooms - set in the highly desirable area of Torrisholme. A perfect home for all including first time buyers, families, individuals or couples alike!

Upon entrance to the property, you step into the welcoming hallway which leads to the generously proportioned lounge diner and the kitchen. The spacious lounge features a gas fire set in a granite surround and from the dining room there are sliding doors opening to a delightful conservatory with views over the garden. The stylish kitchen offers a range of wall and base units in white with black granite effect worktops, integrated oven, hob and extractor hood, space for fridge freezer and plumbing for washing machine and dishwasher.

Rooms to the first floor include three double bedrooms - two with fitted wardrobes - and a two piece bathroom suite comprising fitted bath and wash hand basin, with a separate WC adjacent. From the rear bedroom there are fantastic views across to the Lakeland fells beyond Morecambe Bay and affording beautiful sunsets on clearer days!





With neutral décor throughout, the property is in a 'turn-key' condition, ready for a purchaser to move straight into and put their own stamp on it. Further benefits to the home include double glazing and gas central heating throughout.

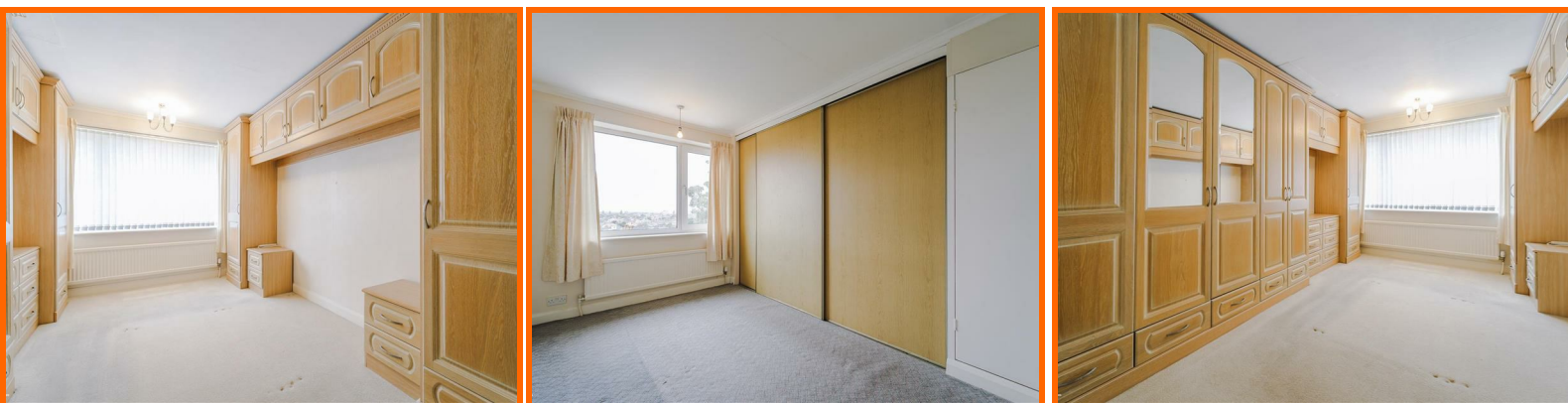
Attached to the house is a single garage with up and over door, plus a storage room at the rear which would alternatively make an ideal utility room. A picture frame style driveway to the front elevation provides space for off road parking and the attractive frontage is lawned with a border of shrubs/bushes.

To the rear elevation, there is an enclosed garden with paved patio area and a lawned area.

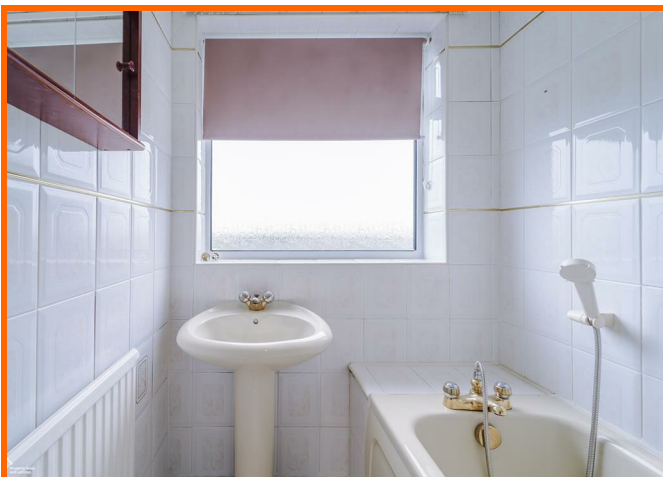
Situated within the sought after area of Torrisholme, the property is close to a range of local amenities include shops, primary schools, pharmacy and bus routes. The recently opened link road 'The Bay Gateway' provides improved access to the M6 motorway. Lancaster City Centre, Morecambe Town Centre and Heysham are all within easy reach.

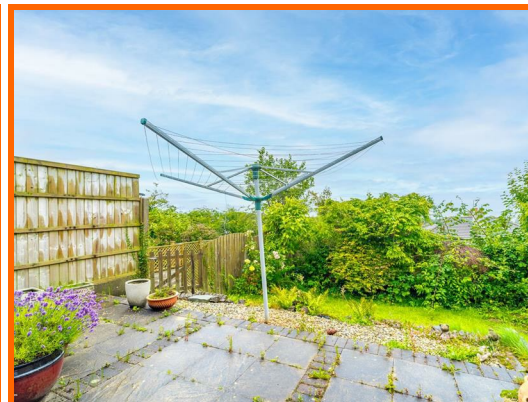
Disclaimer

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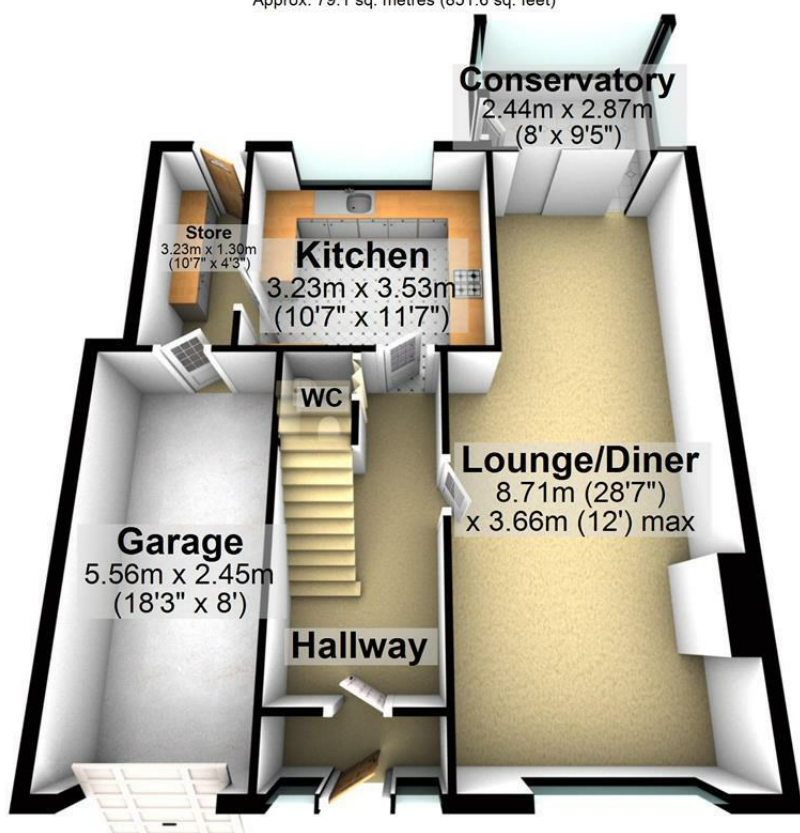
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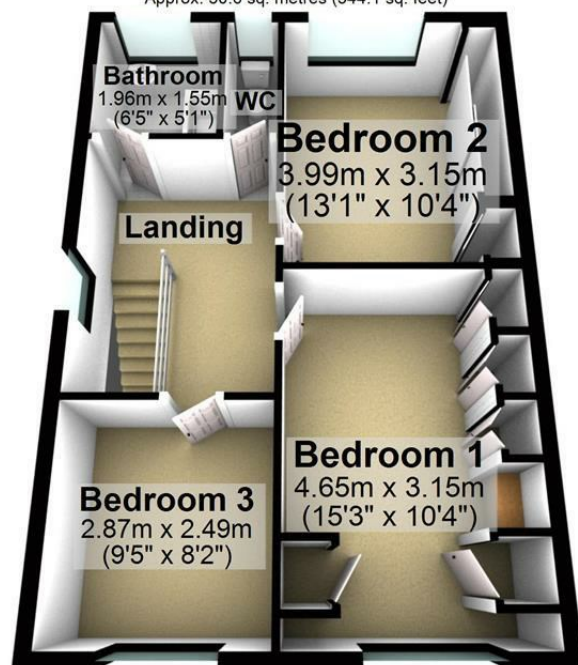
Ground Floor

Approx. 79.1 sq. metres (851.6 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.1 sq. feet)



Total area: approx. 129.7 sq. metres (1395.7 sq. feet)

Whilst every care has been taken to ensure the accuracy of this plan, it is intended for illustrative purposes only and should not be used for detailed planning of the space available.
Plan produced using PlanUp.

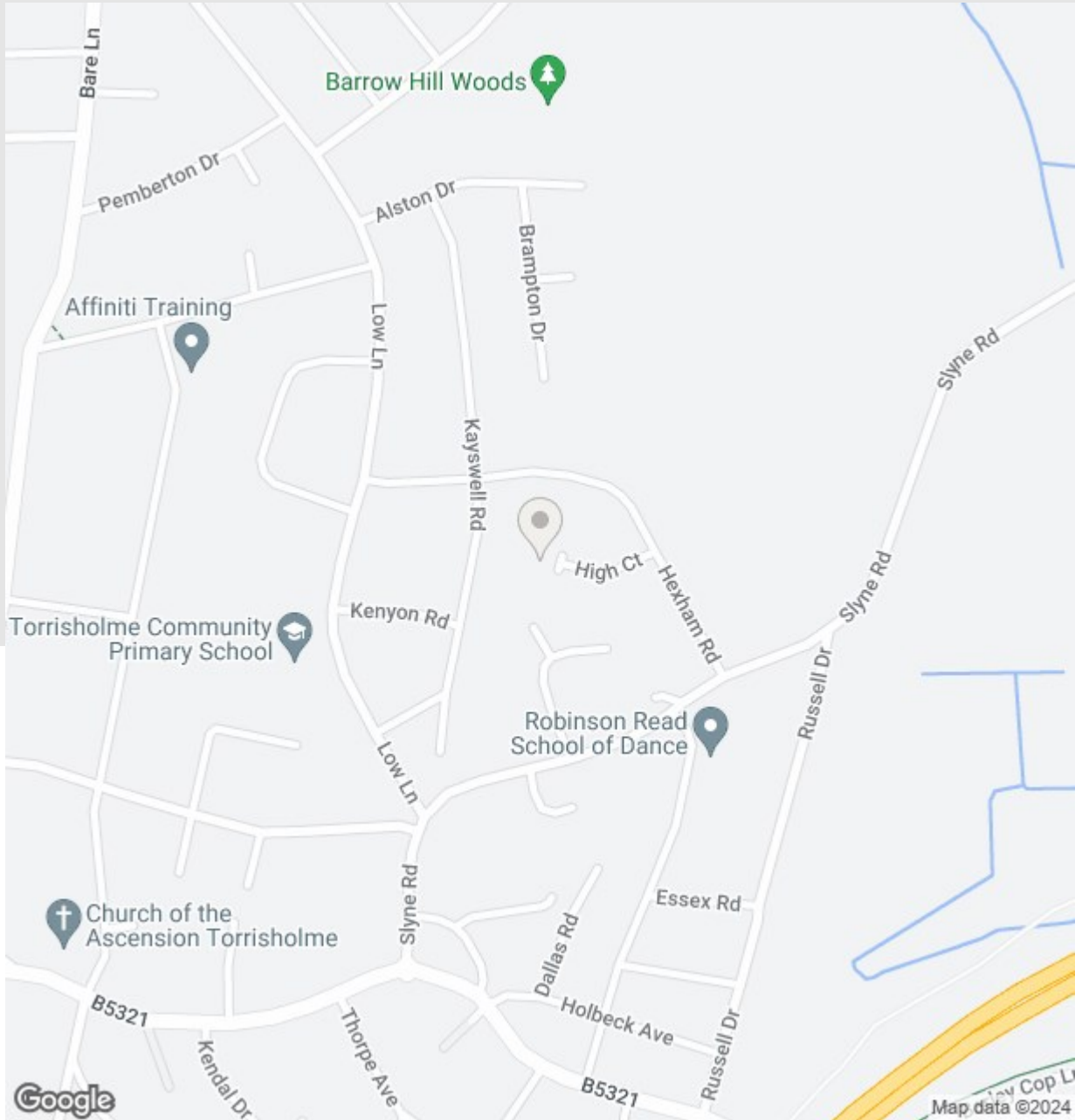
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Take a nosey round



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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	