



3 Kendal Drive, Torrisholme,  
Morecambe, LA4 6NE

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## *The property at a glance*



- Attractive Semi Detached Bungalow
- Two Bedrooms
- Fitted Kitchen
- Reception Room With Bay Window
- Three Piece Bathroom
- Front & Rear Gardens
- Off Road Parking & Garage
- Sought After Residential Cul-de-sac
- Council Tax Band C, Freehold
- EPC Rating: TBC



Get in touch today

01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# £220,000

# Get to know the property

Opportunities like this don't come around very often! If you are looking to downsize and be close to amenities then you couldn't get better than this. Within 50 yards of Torrisholme Village with all its amenities this two bedroom semi detached bungalow is a real cracker!

Gated driveway to the front with parking for two/three cars and well placed selection of shrubs providing screening the property comprises, hallway, storage cupboard, two double bedrooms, bathroom, spacious kitchen and useful rear porch. To the rear is a garage with generous garden mainly laid to lawn with well stocked borders. Offered with no chain delay!

Call 01524 401402 to book a viewing today!!

## Ground Floor

### Entrance Vestibule

**4'3 x 2'6**

UPVC double glazed entrance door and door to the hallway.

### Hallway

**12'7 x 4'4**

Central heating radiator, coving and doors to cloakroom, reception room, two bedrooms, bathroom and kitchen.

### Reception Room

**13'7 x 12'**

UPVC double glazed bay window, central heating radiator, electric fire and coving.

### Bedroom One

**13'7 x 11'1**

UPVC double glazed window, central heating radiator and coving.

### Bedroom Two

**13'8 x 8'2**

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bathroom

**9'8 x 5'4**

Central heating towel rail, panelled bath, wash basin, WC, tiled elevations, PVC panelled ceiling and wood effect flooring.

### Kitchen

**14'2 x 9'10**

Two UPVC double glazed windows, range of high gloss wall and base units with laminate surfaces, electric oven with gas hob, stainless steel sink with drainer, plumbing for washing machine, boiler, door to the pantry and door to the rear porch.

### Rear Porch

**7'7 x 3'8**

Door to the rear.

### External

#### Front

Driveway providing off road parking.

#### Rear

Laid to lawn garden and access to the garage.



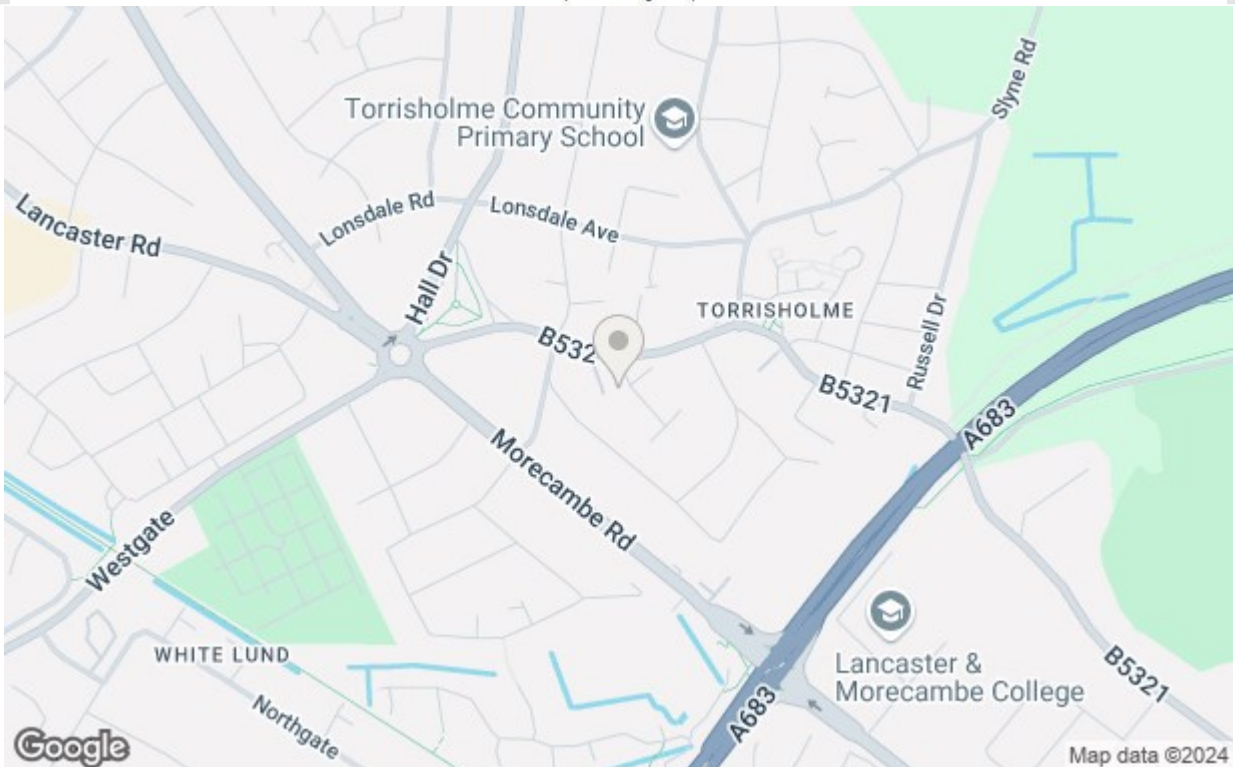
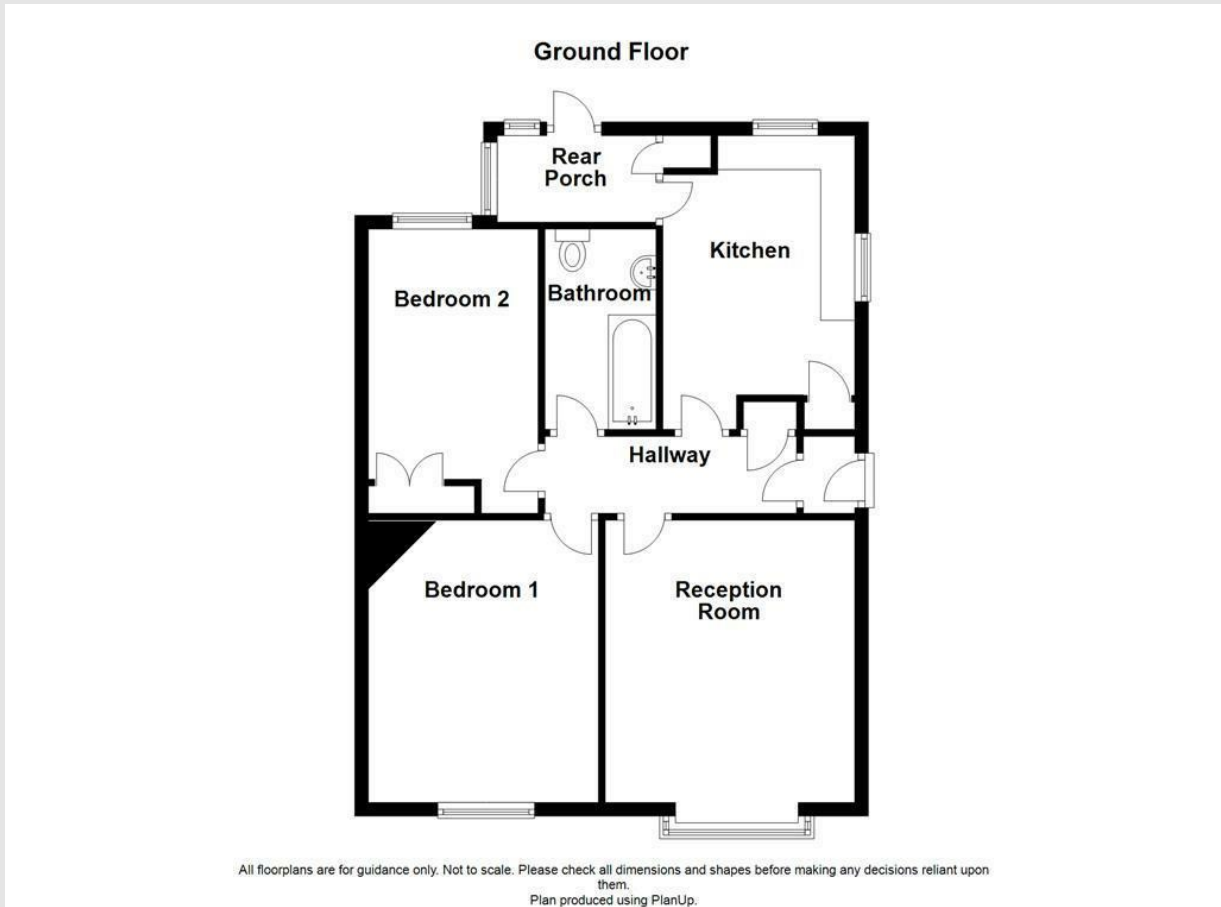
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# Take a nosey round



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