



20 Slyne Road,  
Torrisholme, Morecambe,  
LA4 6NZ

20, Slyne Road, Torrisholme, Morecambe

## *The property at a glance*

5  2  2 

- Impressive Detached Property
- Five Bedrooms
- Contemporary Fitted Kitchen
- Two Spacious Reception Rooms
- En Suite & Walk In Wardrobe To Main Bedroom
- Laid To Lawn Garden
- Off Road Parking & Integral Garage
- Freehold
- Council Tax Band E
- EPC Rating: D



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# £525,000



# Get to know the property

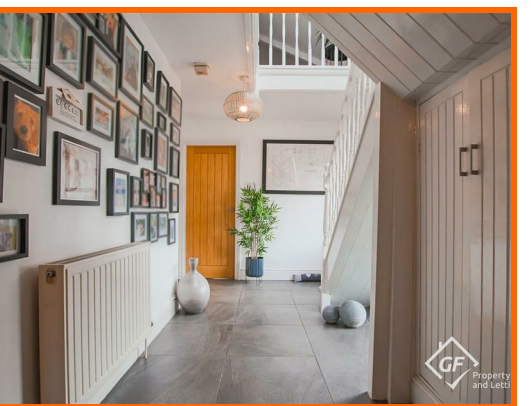


## A STYLISH AND SPACIOUS FIVE BEDROOM DETACHED FAMILY HOME

Commanding an enviable plot in a quiet location set back just off Slyne Road and Torrisholme Square, this beautifully presented, five-bedroom, detached family home flows with spacious living accommodation and well-proportioned bedrooms. The property is deceptive from the front but opens to a generous lawned rear garden whilst being filled with an abundance of natural light and modern design internally. The property is well located to nearby amenities and schools with Lancaster and Carnforth being just a short drive away.

The property comprises briefly, to the ground floor: entrance to a stunning and welcoming hallway with stairs leading to the first floor and doors providing access to a downstairs WC, the main bedroom, a spacious living room, and a contemporary fitted kitchen. The main bedroom benefits from both a walk-in wardrobe and an ensuite shower room. The kitchen provides access to the dining room which has double doors to the reception room. The kitchen also leads to a back hall which has doors to a utility room and internal access to the garage. To the first floor is a spacious landing with doors leading to four more bedrooms, an airing cupboard, and a family bathroom. Externally the property offers a generous wrap around laid to lawn rear garden with bedding areas and paving. The front has a block paved driveway providing off-road parking with gravel chipped bedding areas leading to the integral garage.

For further information, or to arrange a viewing, please contact our sales team at your earliest convenience. For the latest upcoming properties, make sure you are following our Instagram.



## Ground Floor

### Entrance Hallway

Single glazed stained glass entrance door, central heating radiator, tiled flooring, stairs to the first floor and doors to kitchen, reception room one, bedroom one and WC.

### WC

1.88m x 1.07m (6'2 x 3'6)

UPVC double glazed frosted window, central heating radiator, dual flush WC, vanity top wash basin and tiled flooring.

### Bedroom One

4.65m x 3.81m (15'3 x 12'6)

UPVC double glazed window, central heating radiator and doors to en suite and walk in wardrobe.

### Walk In Wardrobe

2.21m x 1.88m (7'3 x 6'2)

UPVC double glazed window.

### En Suite

2.01m x 1.83m (6'7 x 6')

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin, direct feed shower unit, extractor fan, tiled elevations and tiled flooring.

### Reception Room One

6.22m x 3.38m (20'5 x 11'1)

UPVC double glazed window, two central heating radiators, living flame gas fire with stone surround, television point, solid wood flooring, double doors to reception room two and UPVC double glazed French doors to the rear.

### Kitchen

6.53m x 3.86m (21'5 x 12'8)

Three UPVC double glazed windows, range of high gloss wall and base units with laminate surfaces and breakfast bar, twin ovens with five ring electric hob, extractor hood, composite sink with drainer and mixer tap, integrated dishwasher, fridge and freezer, tiled flooring and doors to back hall and reception room two.

### Reception Room Two

3.15m x 2.64m (10'4 x 8'8)

UPVC double glazed window and central heating radiator.

### Back Hall

Central heating radiator, tiled flooring, part tiled elevations, doors to utility and garage and UPVC double glazed door to the rear.

### Utility Room

2.36m x 1.88m (7'9 x 6'2)

UPVC double glazed window, central heating radiator, range of high gloss wall and base units with laminate surfaces, boiler, plumbing for washing machine, space for dryer and tiled flooring.

### Garage

5.31m x 3.02m (17'5 x 9'11)

Up and over garage door.

## First Floor

### Landing

Velux window, central heating radiator and doors to four bedrooms and bathroom.

### Bedroom Two

5.03m x 3.15m (16'6 x 10'4)

UPVC double glazed dormer window, central heating radiator and wood effect flooring.

### Bedroom Three

5.41m x 2.74m (17'9 x 9')

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bedroom Four

5.00m x 3.00m (16'5 x 9'10)

UPVC double glazed window, central heating radiator and wood effect flooring.

### Bedroom Five

3.18m x 2.46m (10'5 x 8'1)

UPVC double glazed window, central heating radiator, linen closet and wood effect flooring.

### Bathroom

2.90m x 2.46m (9'6 x 8'1)

Velux window, central heating radiator, low basin WC, pedestal wash basin, corner panelled bath, tiled elevations and tiled flooring.

## External

### Front

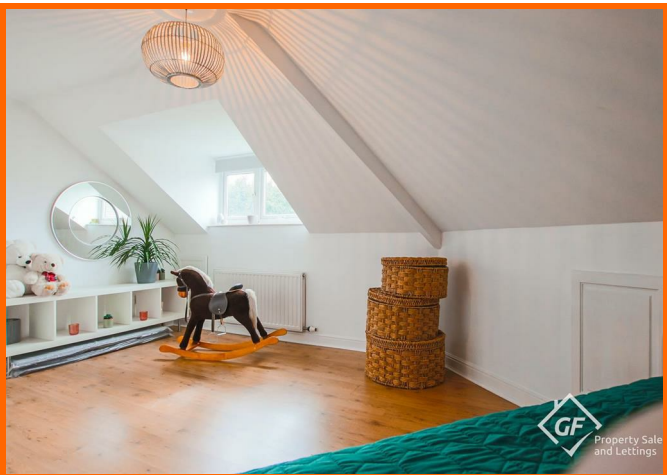
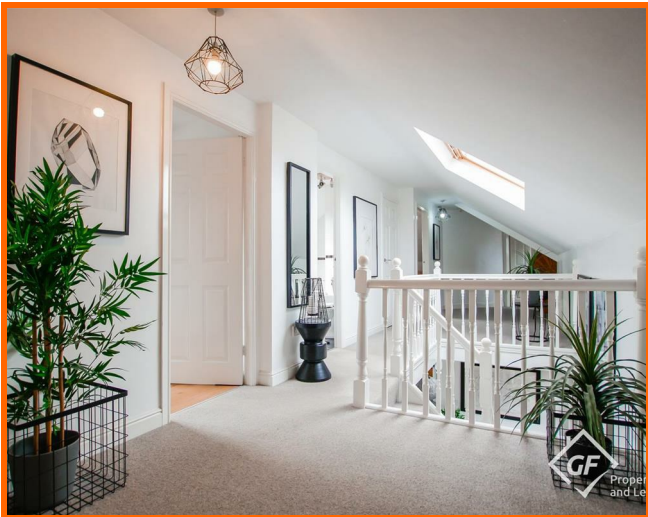
Block paved driveway providing off road parking for numerous vehicles and gravel chipped bedding areas.

### Rear

Laid to lawn garden with gravel chippings and bedding areas.

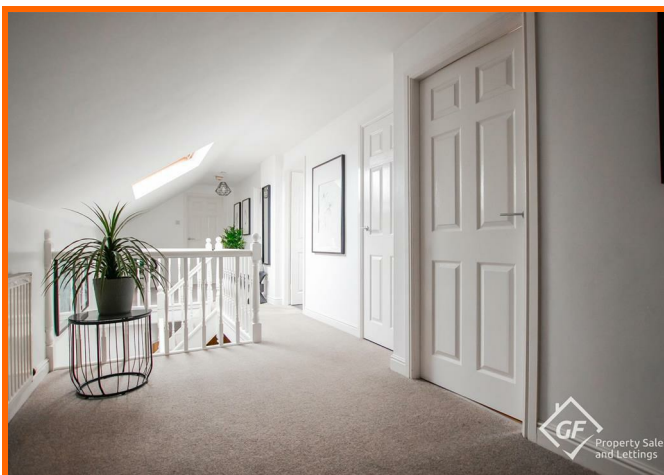


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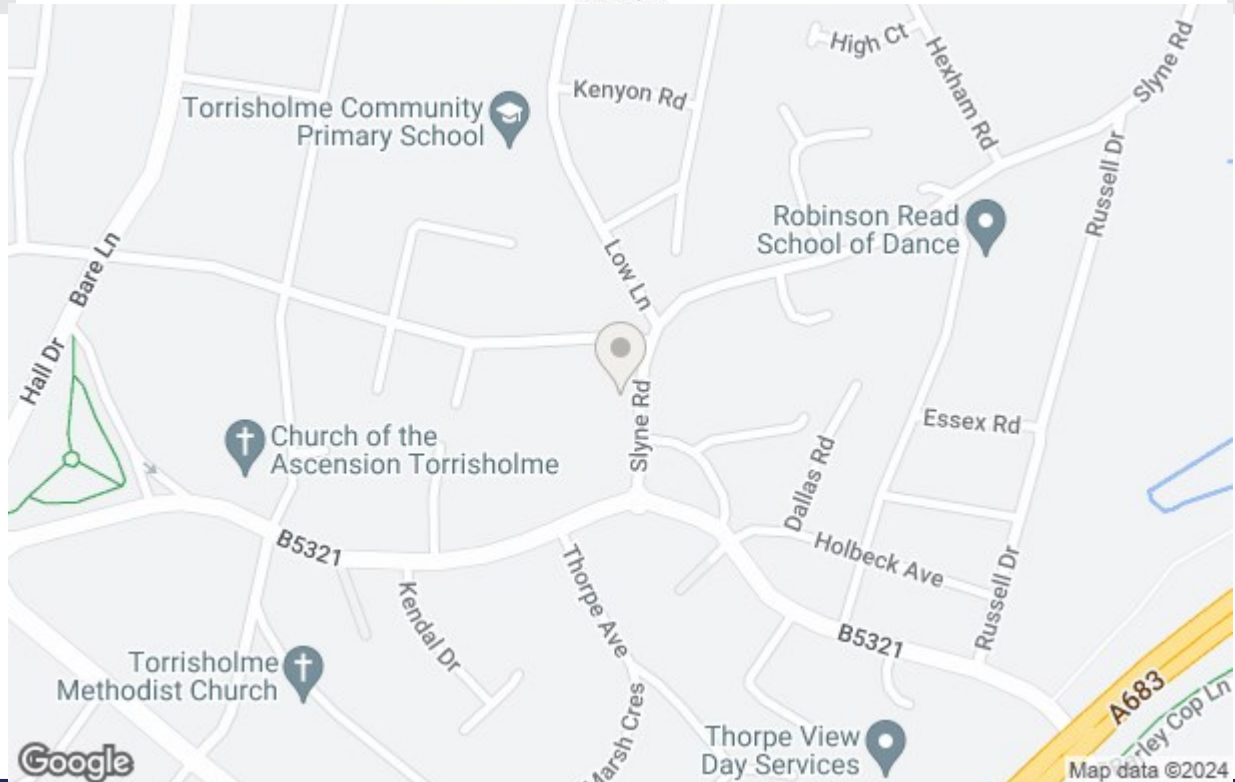
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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUz.



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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	