



24 Lowther Avenue,  
Torrisholme, Morecambe,  
L.A 3 3AH

24, Lowther Avenue, Torrisholme, Morecambe

## *The property at a glance*

2  1  2 

- Semi Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Range of Appliances
- Three Piece Shower Room
- Enclosed Low Maintenance Rear Garden
- Off Road Parking And Garage
- Freehold
- Council Tax Band: C
- EPC Rating: D



Get in touch today

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

# £285,000

# Get to know the property



## A GORGEOUS TWO BEDROOM TRUE BUNGALOW

Nestled in the sought-after Lowther Avenue in Morecambe, this immaculately maintained two-bedroom semi-detached bungalow is a true gem offering a perfect blend of comfort and style.

Upon entering, you are greeted by two spacious reception rooms that provide great versatility to cater to your lifestyle needs. Whether you desire a cosy reading nook or a formal dining area, the possibilities are endless.

Ideal for a couple seeking single-storey living, this charming bungalow features two well-appointed bedrooms and a shower room. The low maintenance gardens, generously sized, offer a tranquil retreat to unwind and enjoy the outdoors in privacy.

Located in a popular area, this property not only provides a peaceful sanctuary but also easy access to local amenities and transport links. Don't miss the opportunity to make this beautifully presented bungalow your new home sweet home in Morecambe.





## Ground Floor

### Hall

Composite double glazed frosted entrance door, central heating radiator, loft access, spotlights, smoke detector, wood effect flooring and doors to two reception rooms, kitchen, two bedrooms and shower room.

### Loft

Ladder fitted, partially boarded, insulated and boiler.

### Reception Room One

3.94m x 3.63m (12'11 x 11'11)

UPVC double glazed box bay window, central heating radiator, coving, wall mounted electric fire and open to reception room two.

### Reception Room Two

3.61m x 3.61m (11'10 x 11'10)

Central heating radiator, coving and UPVC double glazed door to rear.

### Bedroom One

3.68m x 3.61m (12'1 x 11'10)

Two UPVC double glazed windows and central heating radiator.

### Bedroom Two

3.61m x 2.92m (11'10 x 9'7)

UPVC double glazed window and central heating radiator.

### Shower Room

2.34m x 2.21m (7'8 x 7'3)

UPVC double glazed frosted window, central heated towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, walk in direct feed shower, extractor fan, PVC panelled elevation, PVC panelled ceiling and wood effect flooring.

### Kitchen

3.35m x 3.12m (11' x 10'3)

UPVC double glazed garden window, central heating radiator, spotlights, smoke detector, mix of high gloss wall and base units, laminate worktops, integrated Zanussi oven, four ring induction hob, extractor hood, stainless steel splash back, stainless steel sink with draining board and mixer tap, integrated washing machine, space for fridge freezer, wood effect flooring and UPVC double glazed frosted door to side.

## External

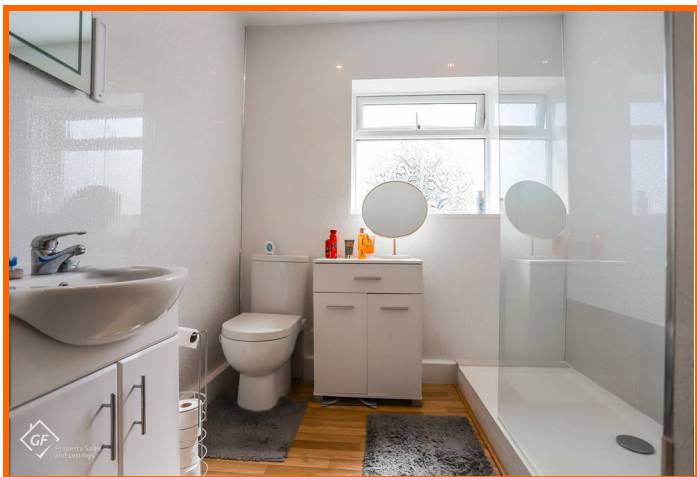
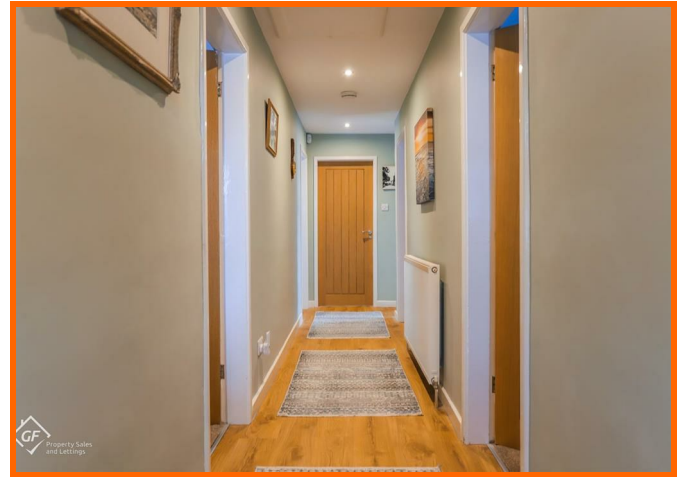
### Rear

Artificial lawn, wood bark chipping, paving patio and garage (15'8 x 8'3)

### Front

Stone chipping, drive and gated access to rear and garage.

# 24 Lowther Avenue, Torrisholme, Morecambe, LA3 3AH



# 24 Lowther Avenue, Torrisholme, Morecambe, LA3 3AH

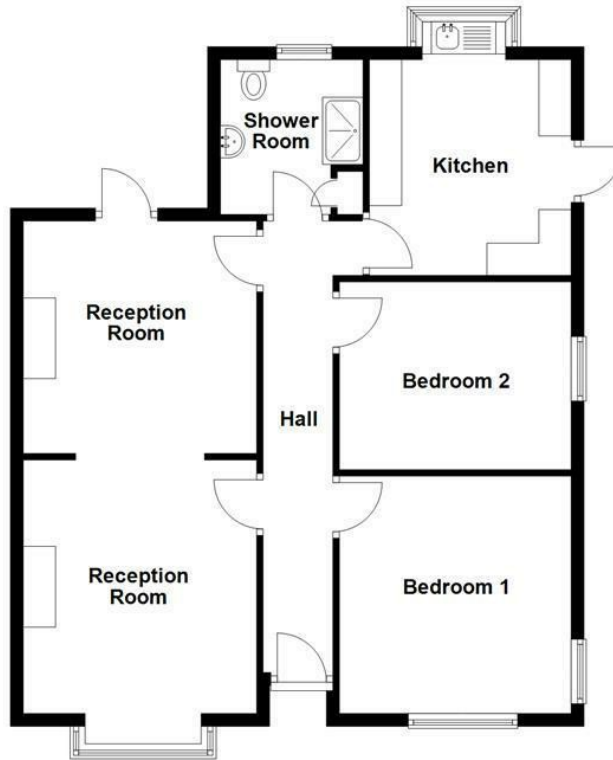


Get in touch today

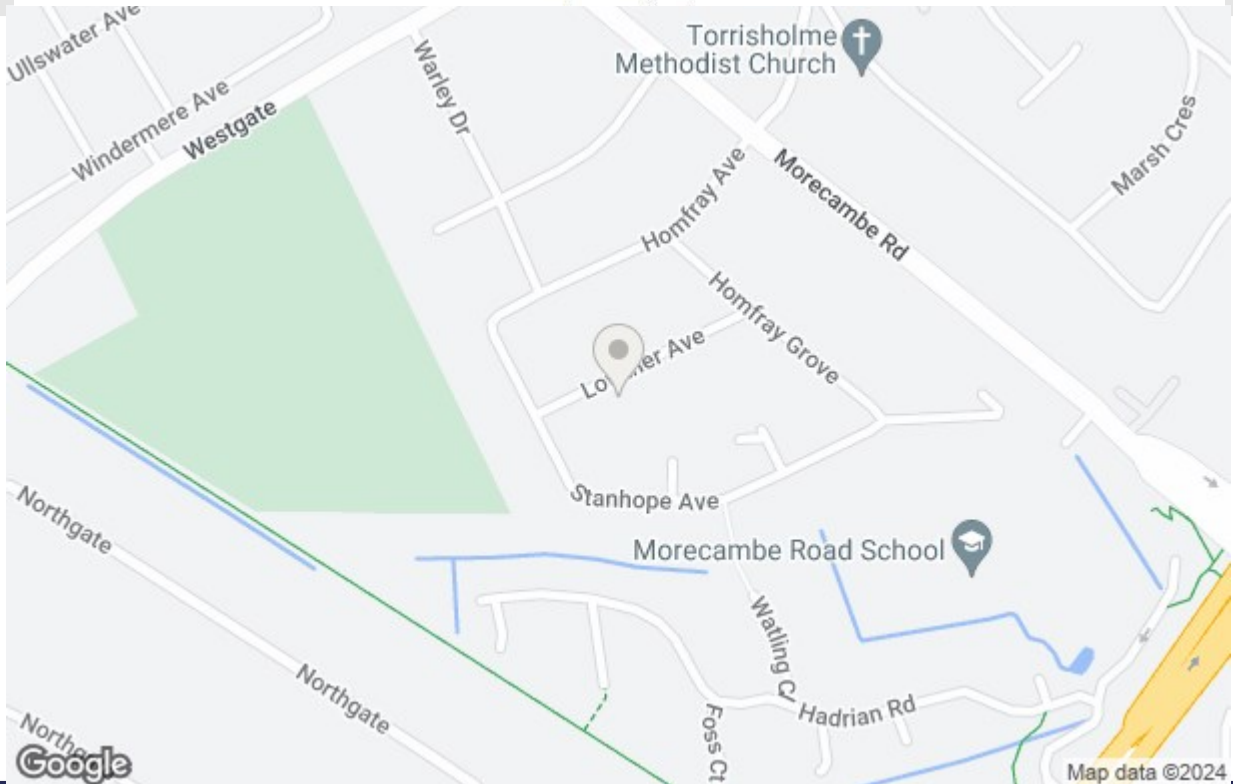
01524 401402  
info@gfproperty.co.uk  
gfproperty.co.uk

# Take a nosey round

Ground Floor



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 PlanUp.



Get in touch today

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

Energy Efficiency Rating		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>
(65-80) <b>C</b>			(65-80) <b>C</b>
(55-64) <b>D</b>			(55-64) <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	72	<b>England &amp; Wales</b>
		55	EU Directive 2002/91/EC