



364 Lancaster Road,
Morecambe, LA4 6ND

364, Lancaster Road, Morecambe

The property at a glance

3  1  2 

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom
- Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band: C
- EPC Rating: TBC

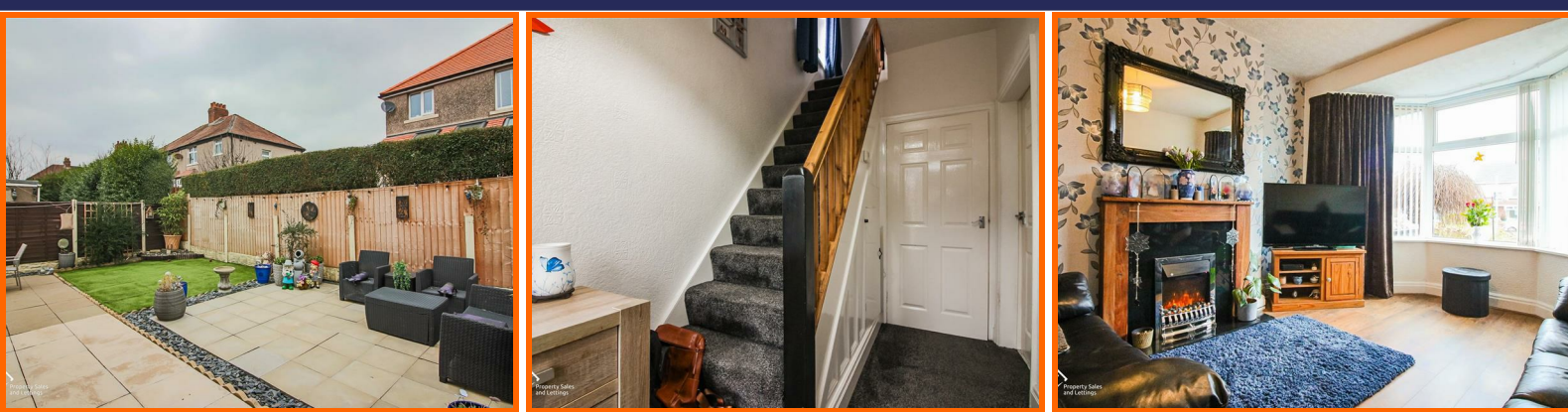


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£245,000

Get to know the property



Nestled on Lancaster Road in the much sought after Torrisholme village , this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1946, the property spans an impressive 1,130 square feet, providing ample space for families or those seeking a little extra room to breathe.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen diner is a wonderful space for family meals and gatherings, ensuring that the heart of the home is both functional and welcoming. The property boasts three generously sized bedrooms, providing a peaceful retreat for all family members.

The bathroom is thoughtfully designed, catering to the needs of modern living. Outside, the enclosed rear garden offers a private sanctuary, perfect for enjoying sunny afternoons or hosting barbecues with friends and family. Additionally, the driveway accommodates parking for two vehicles, a valuable feature in this bustling area.

Conveniently located, this home is within easy reach of the M6 link road providing quick and easy access to both North and South, local amenities are plentiful with popular schools nearby and good local bus routes, making it an ideal choice for families and commuters alike. With its charming character and practical layout, this semi-detached property on Lancaster Road is a wonderful opportunity for those looking to settle in the





Ground Floor

vibrant community of Torrisholme. This property has been a well loved and cared for family home for the last 38 years. Don't miss the chance to make this lovely house your new home. Call 01524 401 402 to book a viewing.
3.58m x 1.75m (11'9 x 5'9)

UPVC double glazed frosted entrance door, central heating radiator, stairs to first floor and doors to reception room one and kitchen.

Reception Room

3.48m x 3.68m (11'5 x 12'1)

UPVC double glazed bow window, central heating radiator, dado rail, electric fire, stone hearth and surround, wood mantle and wood effect laminate flooring.

Kitchen

3.73m x 1.91m (12'3 x 6'3)

UPVC double glazed window, central heating radiator, wall and base units, laminate worktops, integrated oven, four ring electric hob, extractor hood, tiled splash back, stainless steel sink with draining board and mixer tap, integrated fridge, integrated freezer, plumbing for washing machine, tile effect vinyl flooring, door to reception room two and UPVC frosted double glazed door to rear.

Reception Room Two

3.51m x 3.45m (11'6 x 11'4)

Central heating radiator, electric wall mounted fire, laminate flooring and UPVC double glazed door to rear.

First Floor

Landing

1.98m x 1.96m (6'6 x 6'5)

Doors to three bedrooms and bathroom.

Bedroom One

3.66m x 3.51m (12' x 11'6)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Three

2.51m x 2.01m (8'3 x 6'7)

UPVC double glazed window, central heating radiator and laminate flooring.

Bedroom Two

3.51m x 3.45m (11'6 x 11'4)

UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom

2.36m x 1.78m (7'9 x 5'10)

UPVC double glazed frosted window, central heating radiator, low flush WC, pedestal wash basin with traditional taps, panel bath with traditional taps and direct feed shower over and vinyl flooring.

External

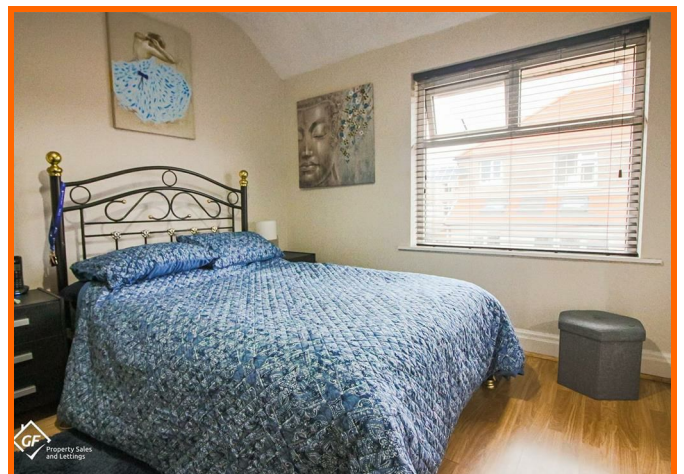
Front

Laid to lawn garden and concrete drive.

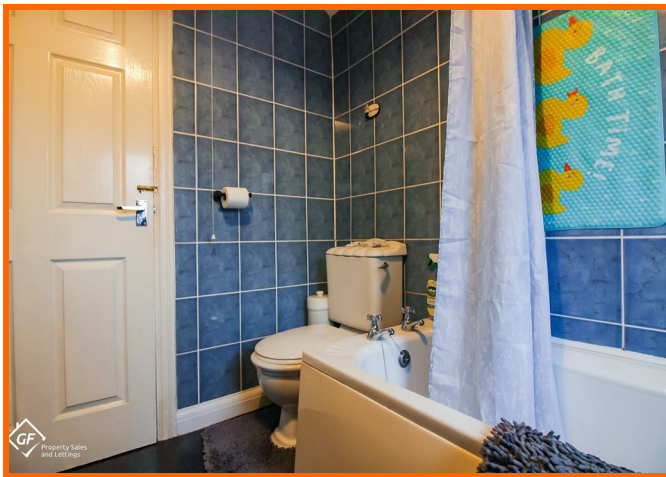
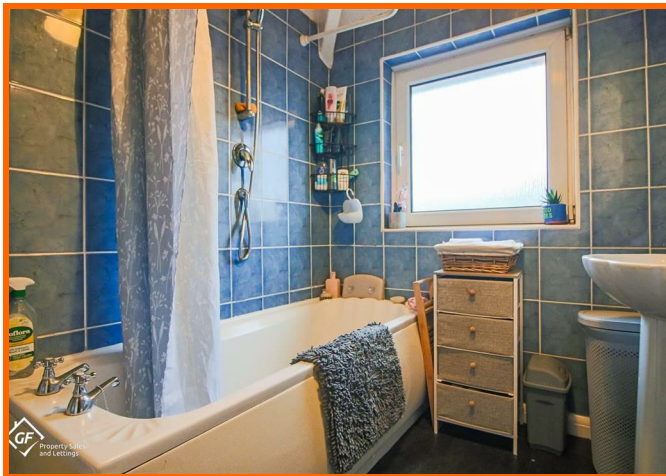
Rear

Artificial lawn, paved patio and storage shed.

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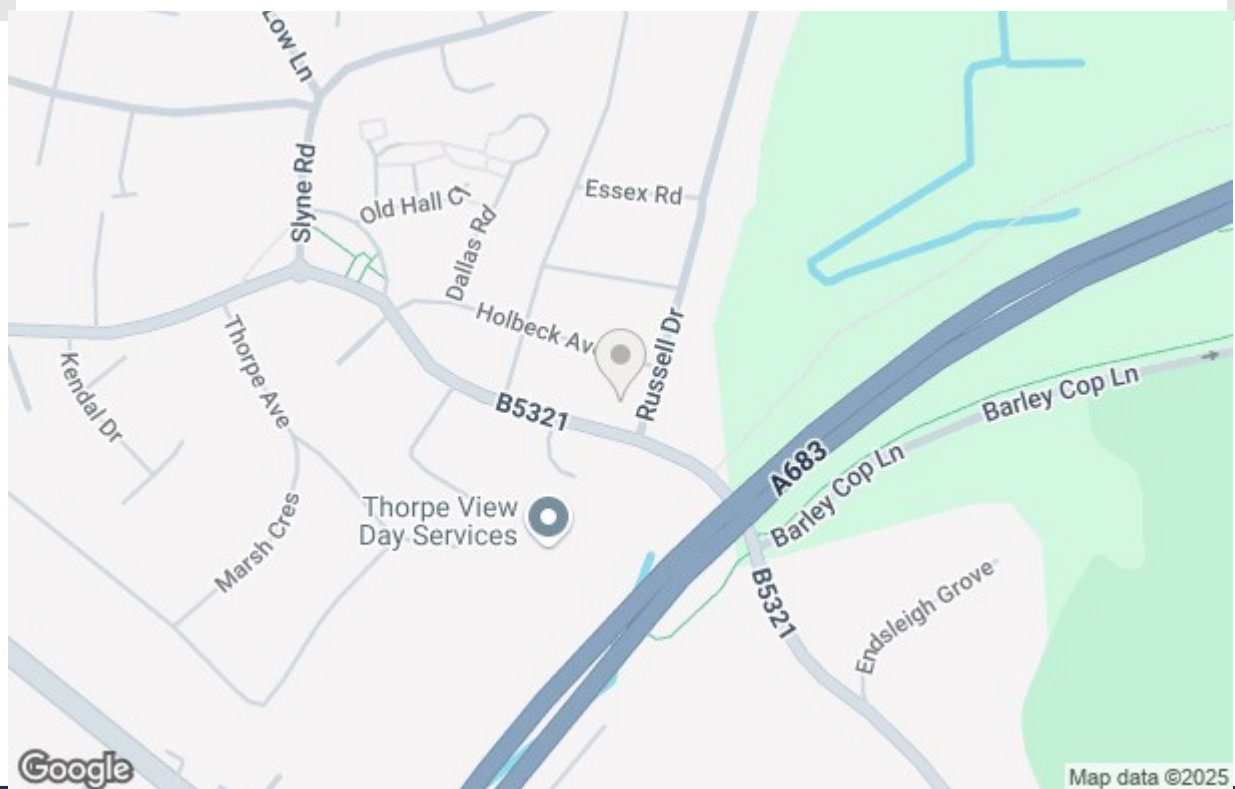
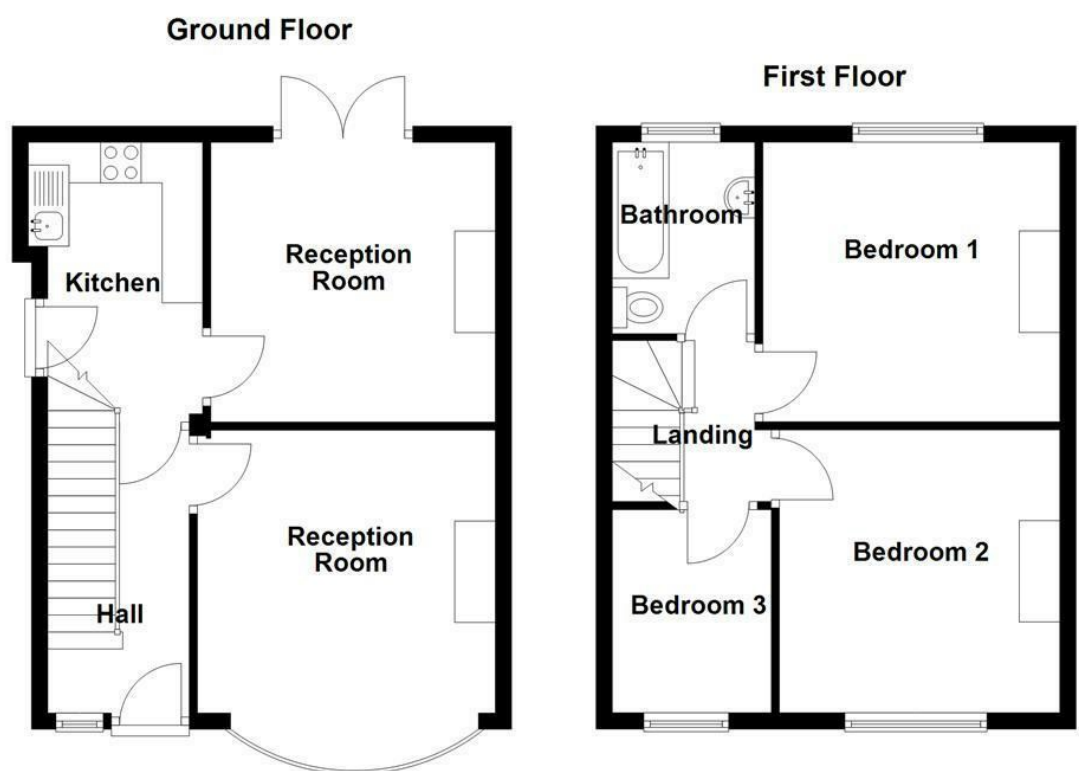
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Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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	
(65-80) C		(65-80) 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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The table displays the Energy Efficiency Rating and Environmental Impact (CO₂) Rating for the property. The Energy Efficiency Rating is currently 66 (D) and has a potential of 81 (B). The Environmental Impact (CO₂) Rating is currently C and has a potential of B. The ratings are based on the EU Directive 2002/91/EC.