



59 Norwood Drive,  
Torrisholme, Morecambe,  
Lancashire LA4 6LT

59, Norwood Drive, Torrisholme, Morecambe

## *The property at a glance*

2  1  2 

- Attractive Semi Detached 'True' Bungalow
- 2 Double Bedrooms
- Lounge, Conservatory
- Stylish Kitchen
- Solar Panels & Heat Pump
- UPVC double glazing
- Driveway, New Roof (2021)
- Detached Garage
- Village amenities within walking distance
- Band: C EPC: E



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# £255,000

# Get to know the property



This attractive semi detached true bungalow is located in the heart of Torrisholme with village amenities and bus services within walking distance.

This property is equipped with brand new solar panels and heat pump with all new radiators throughout!

Entrance is via a UPVC double glazed door leading into the entrance vestibule, a further wooden door leads though into the welcoming entrance hall with a storage cupboard and laminate wood flooring running through to the kitchen. The spacious lounge has a UPVC double glazed window with front elevation, fire surround with stainless steel electric fire.

The stylish, fully fitted kitchen offers a range of wall, drawer and base units in grey gloss with laminate work surfaces to complement, Indesit 4 ring electric hob with extractor hood, integrated double oven and single drainer stainless steel sink with mixer tap. The kitchen also benefits from plumbing for automatic washing machine, space for fridge freezer. From the kitchen there is access to the sun room, with a built in storage cupboard and sliding French doors which lead to the lawned garden and raised patio.

The property includes two double bedrooms - bedroom one having built-in wardrobes including dressing table and UPVC window with rear outlook. The second bedroom has a UPVC double glazed window with front outlook. The three piece bathroom suite comprises of vanity wash hand basin with mixer tap, panelled bath with shower unit over and shower screen and low flush WC, with a built-in cupboard for storage.

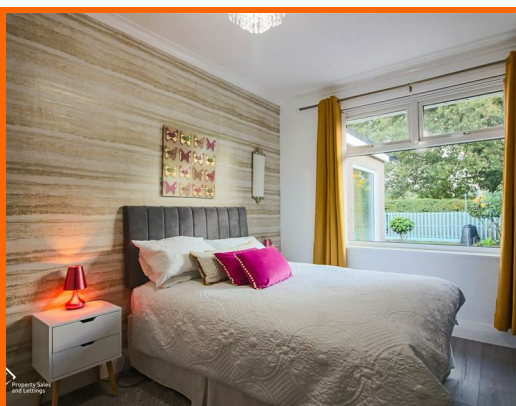
Externally, there is a paved garden to the front with shrub borders and driveway leading to detached garage with up and over door. A new roof fitted has been fitted (2021). To the rear there is a spacious lawn with shrubs and borders which is not overlook

Situated in the heart of Torrisholme Village with a range of amenities including shops, school, park, bus services and only a short drive to the M6 link road providing easy access to The lake District.



## GF Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. It is not company policy to test any services or appliances in properties offered for sale and these should be verified on survey by prospective purchasers.



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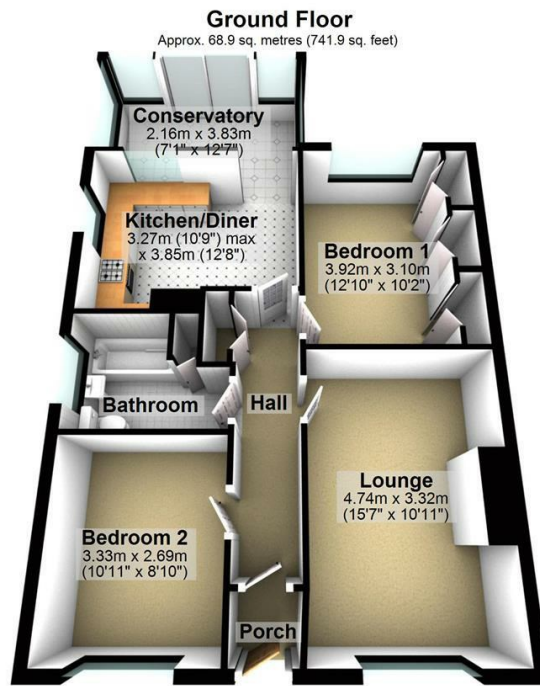
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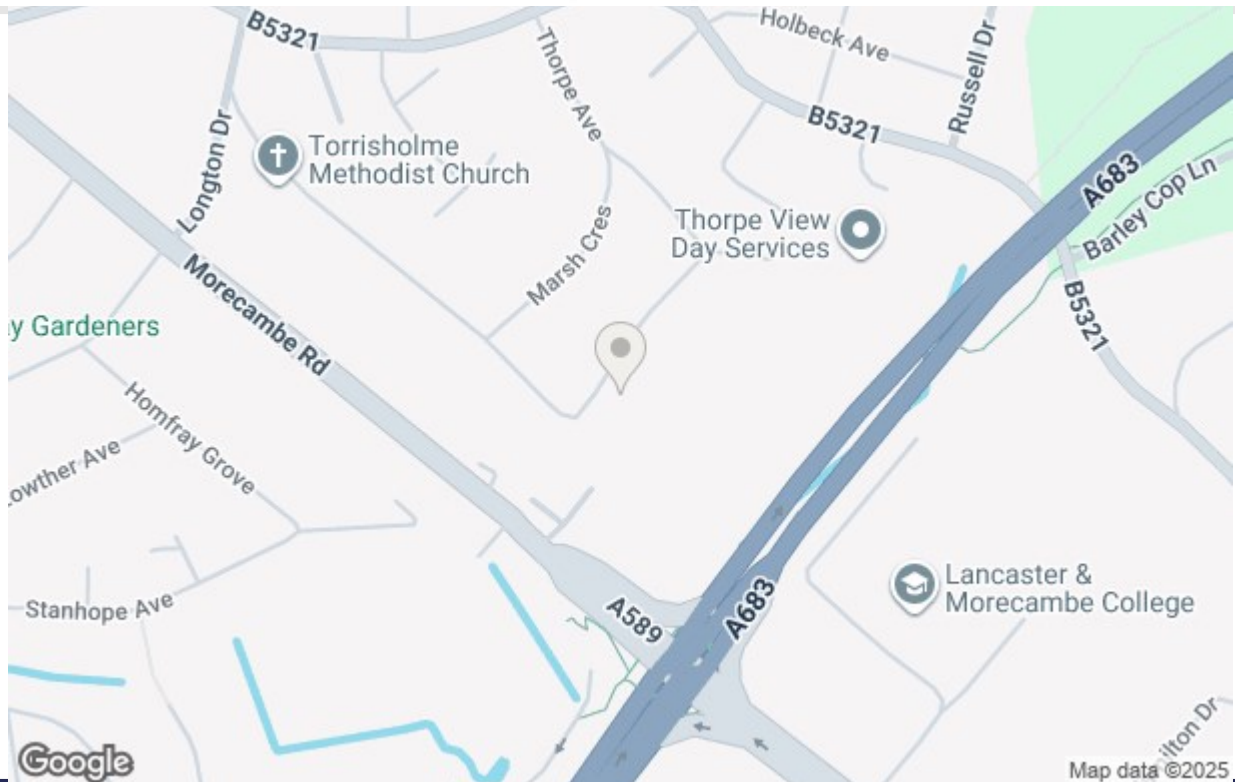
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# Take a nosey round



Total area: approx. 68.9 sq. metres (741.9 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(65-80) <b>C</b></p> <p>(55-64) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	82		60
	44		29
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	