



3 Old Hall Close,  
Torrisholme, Morecambe,  
T.A4 6NT.

3, Old Hall Close, Torrisholme, Morecambe

## ***The property at a glance***



- Ground Floor Flat
- Double Bedroom
- Spacious Lounge
- Kitchen & Shower Room
- Village Location
- Excellent Transport Links
- Tenure: Leasehold
- Property Band: A
- EPC: C

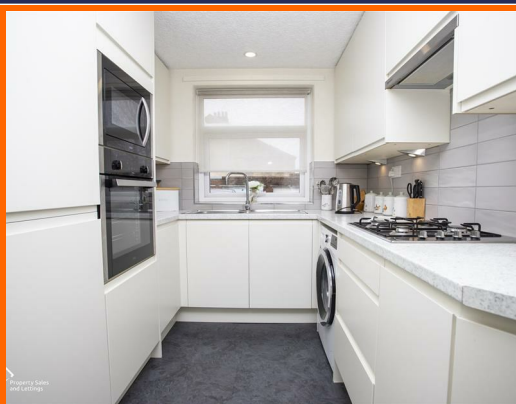


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# **£110,000**

# Get to know the property



Welcome to this charming ground floor flat located in the picturesque village of Torrisholme, Morecambe. Nestled in a tranquil setting on Old Hall Close, this property offers a delightful blend of comfort and convenience.

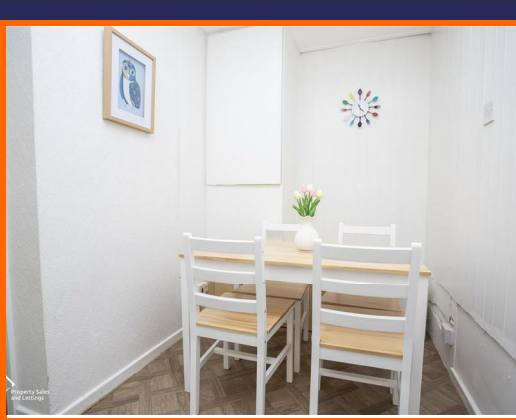
The flat features a spacious lounge, perfect for relaxation or entertaining guests. The well-proportioned double bedroom provides a peaceful retreat, ensuring a restful night's sleep. The kitchen is functional and ready for your culinary adventures, making it an ideal space for those who enjoy cooking.

Living in Torrisholme means you will benefit from a friendly village atmosphere, with a range of local amenities just a stone's throw away. Whether you are looking for shops, cafes, or parks, everything you need is within easy reach. Additionally, the excellent transport links make commuting to nearby areas a breeze, enhancing the appeal of this lovely flat.

This property is perfect for individuals or couples seeking a comfortable home in a welcoming community. With its convenient location and well-designed living spaces, this ground floor flat is an opportunity not to be missed. Come and experience the charm of Torrisholme for yourself!







## Vestibule

UPVC double glazed frosted leaded front door, wood single glazed frosted door to hall.

## Hall

Central heating radiator, smoke alarm, lino floor, concealed Ideal combi boiler, doors to bedroom 1, kitchen, reception room and bathroom.

## Reception Room

UPVC double glazed window, central heating radiator, coving, electric fire, wood surround and hearth.

## Kitchen

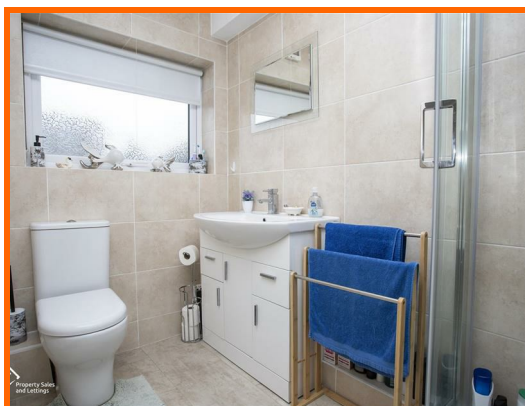
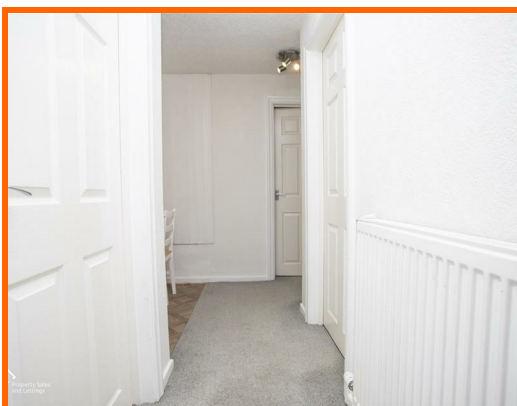
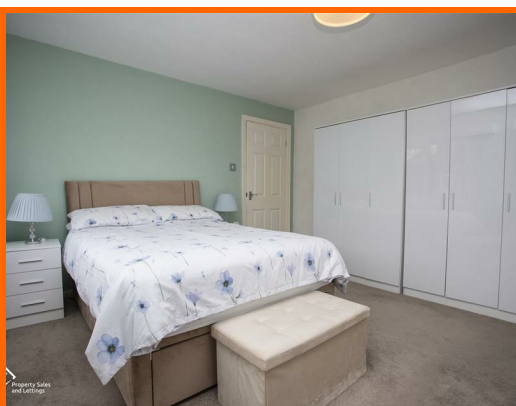
UPVC double glazed window, 3 x spot lighting, tiled splash back. high gloss wall and base units, laminate units, extractor hood, 4 ring gas hob built-in oven and microwave, fridge/freezer, stainless steel sink with mixer tap.

## Bathroom

Central heating radiator, UPVC double glazed frosted window, corner main feed shower, dual flush WC, wall mounted vanity wash basin, mixer tap, tiled wall and floor.

## Bedroom 1

Central heating radiator.



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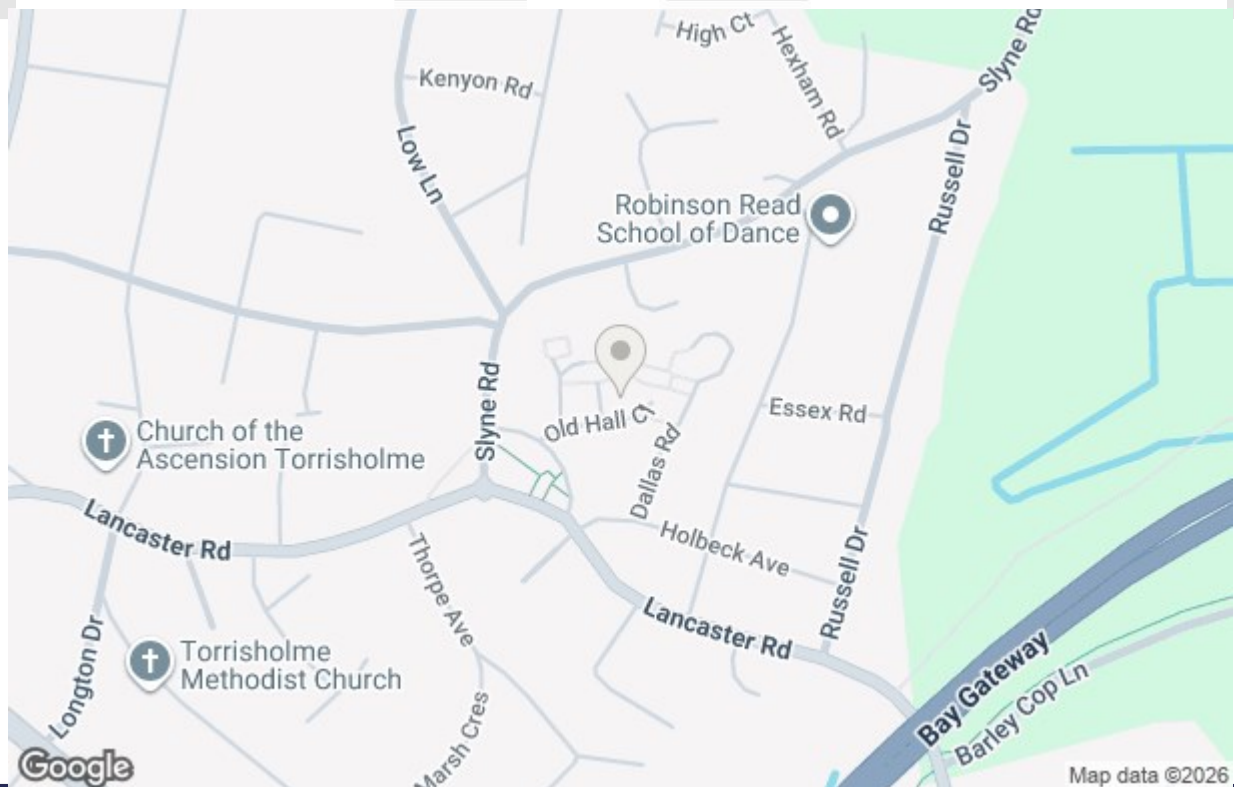
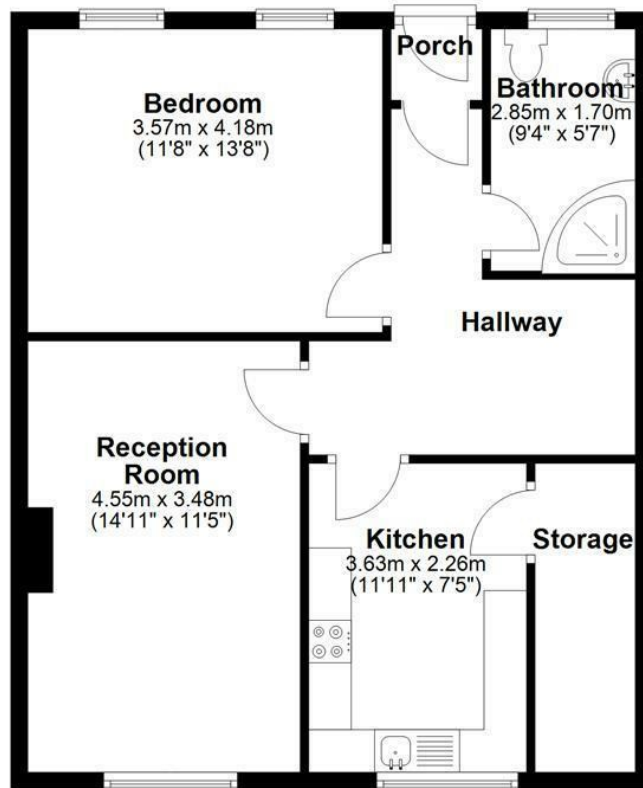
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# Take a nosey round

Ground Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		74	80

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