



Torrisholme

£340,000

17 Marsh Crescent, Torrisholme, Morecambe, LA4 6NQ

Nestled in the popular residential area of Torrisholme Village, this beautifully presented three-bedroom semi-detached home occupies a generous plot and offers spacious living throughout. Ideally located close to local amenities, excellent transport links, and reputable schools, it presents an ideal family home.

Quick Overview

Well Presented Semi Detached Family Home
Situating in Torrisholme Village
Ample Off Street Parking and Garage
Good-Sized Rear Garden
Two Reception Rooms and Conservatory
Three Bedrooms
Easy Access to Lancaster City Centre
Nearby Bus, Rail and M6 Links
Walking Distance to Local Shops and Amenities
Ultrafast Broadband Available*



3



1



2



D



Ultrafast
Broadband



Driveway &
Garage

Property Reference: C2558



Living Room



Living Room



Kitchen



Kitchen

Morecambe is home to several restaurants, pubs, as well as independent and chain cafes. The area offers an ideal location for families. There is an excellent selection of popular nursery, primary and secondary schools within the catchment area. Additionally, an abundance of sports and activities are on your doorstep. The natural beauty of nearby Morecambe promenade commands particular attention, with 6 miles of coastline and seaside amenity.

Excellent transport connections provide effortless access to nearby towns and cities. The Bay Gateway on your doorstep, providing direct access to J34 of the M6 and easy onward access to the Lake District National Park (northbound) and Preston (southbound). Bare Lane train station is also a short drive way.

Step into this inviting home via the welcoming entrance hall and turn right into the spacious living room, an attractive space featuring a charming focal fireplace and a large bay window that fills the room with natural light.

Continue through to the rear of the property where you'll find the well-appointed kitchen, fitted with a range of wood-effect base and wall units, complemented by tasteful tiled splashbacks and flooring. The kitchen comes equipped with a variety of integrated appliances including an oven, hob, extractor fan, and fridge freezer. A door provides direct access to the rear garden for added convenience.

Adjacent to the kitchen is a separate dining area, which flows effortlessly into the conservatory. This bright and versatile space is perfect for entertaining or relaxing, with patio doors that open onto the rear patio, ideal for enjoying warm summer days.

Upstairs, the first-floor hosts three well-proportioned bedrooms, each offering a blank canvas for your personal touch and featuring ample built-in wardrobes. Completing this level is a modern family bathroom, comprising a stylish three-piece suite with a P-shaped bath and overhead shower, toilet, and vanity sink and chrome finishes.

Externally, the property offers a low-maintenance paved driveway at the front, providing off-street parking for multiple vehicles, along with a detached garage. A side gate leads to the enclosed rear garden, which benefits from two outdoor storage cupboards.

The rear garden is a true highlight, featuring a spacious patio area for alfresco dining and a generous, well-maintained lawn bordered by a raised flower bed to the rear, offering a perfect blend of relaxation and outdoor enjoyment.



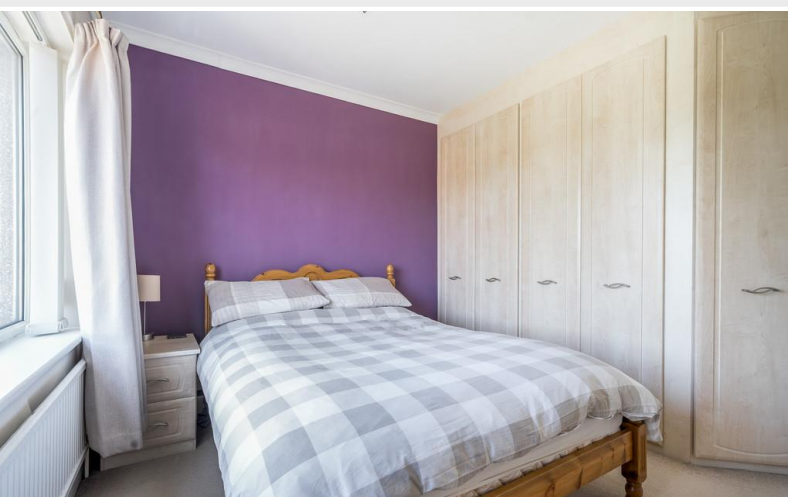
Dining Room/Conservatory



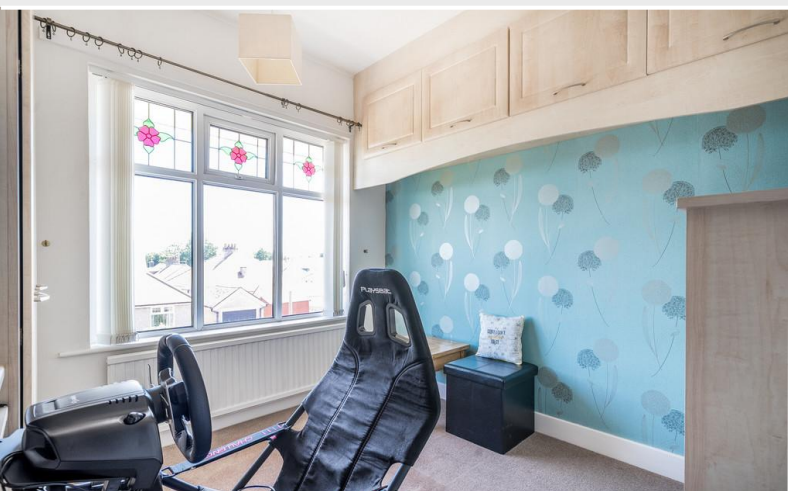
Conservatory



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions

Living Room 15' 2" x 13' 10" (4.62m x 4.22m)

Kitchen 11' 3" x 9' 1" (3.43m x 2.77m)

Dining Room 10' 1" x 8' 7" (3.07m x 2.62m)

Conservatory 11' 11" x 9' 1" (3.63m x 2.77m)

Bedroom One 14' 3" x 11' 6" (4.34m x 3.51m)

Bedroom Two 11' 10" x 10' 3" (3.61m x 3.12m)

Bedroom Three 9' 0" x 8' 10" (2.74m x 2.69m)

Bathroom

Garage 17' 8" x 9' 10" (5.38m x 3m)

Property Information

Tenure Freehold

Council Tax Band C - Lancaster City Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

Energy Performance Certificate Energy Rating D. The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From Carnforth head south on the A6 towards Crag Bank and into Bolton Le Sands. At the third set of traffic lights bear right onto Coastal Road and head through Hest Bank. Follow the road along Morecambe promenade and turn left onto Broadway, continue to the roundabout and take the second exit onto Lancaster Road then take the third right onto Thorpe Avenue, from here bare right onto Marsh Crescent and the property is located on your right hand side.

What3Words ///exams.beam.action

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Garden



Garden



Driveway and Garage



Garden

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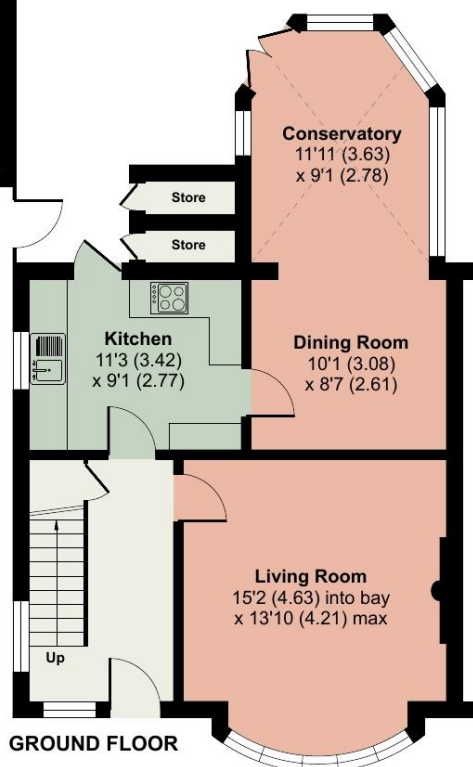
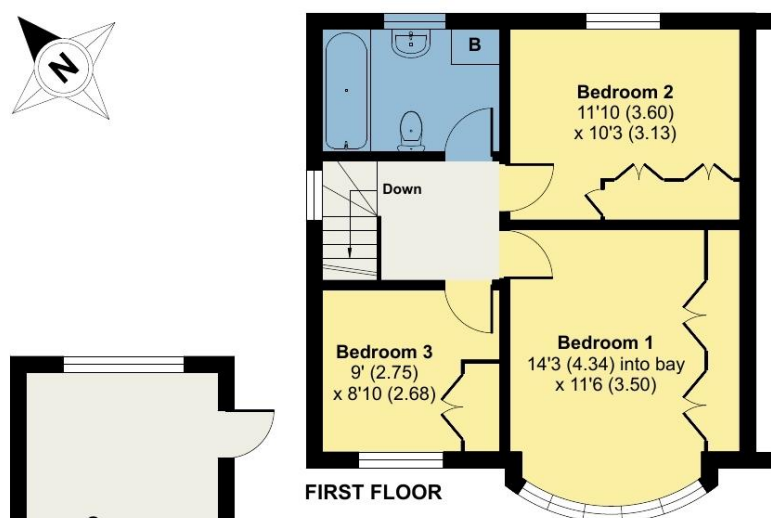
Marsh Crescent, Morecambe, LA4

Approximate Area = 1077 sq ft / 100 sq m (excludes stores)

Garage = 173 sq ft / 16 sq m

Total = 1250 sq ft / 116 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1317773

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