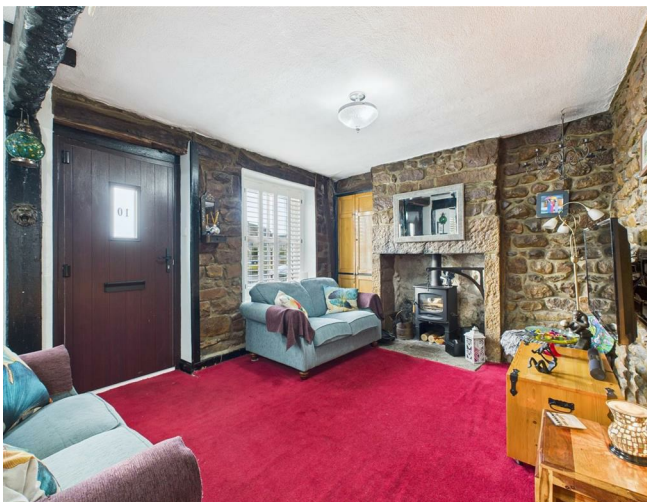


## 10 Torrisholme Square, Morecambe, LA4 6NJ



**£240,000**



## Charming Four-Bedroom Mid-Terrace Cottage with Two-Storey Barn

Full of character and tucked away in the heart of Torrisholme, this spacious four-bedroom mid-terrace cottage offers a rare opportunity to own a truly unique home in one of the area's most sought-after village settings. Positioned on Torrisholme Square, it enjoys a central location close to shops, schools, and bus routes, making it ideal for family life or those needing great connections.

Step into the welcoming open-plan living and dining room, where exposed stone walls and traditional features create a warm and inviting space, perfect for entertaining or relaxing. The layout flows into a kitchen and another reception room perfect for an office. Four generously proportioned bedrooms upstairs, plus scope to create a fifth bedroom if desired, there's space and flexibility to suit a range of lifestyles.

One of the standout features is the generous rear garden, a rare find in this location. Beyond the lawn and patio sits a fantastic two-storey barn with power and lighting, offering endless potential as a workshop, studio, or even future conversion (subject to permissions).

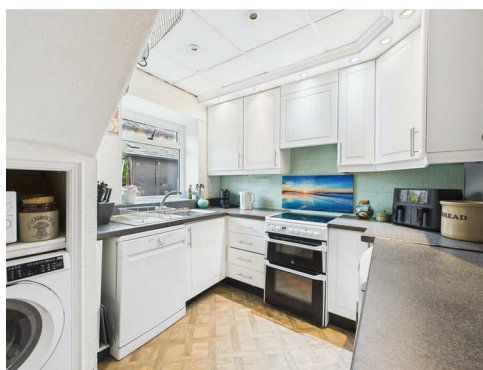
With its blend of period charm, village convenience, and unexpected extras, this is a home that must be seen to be fully appreciated. A perfect choice for buyers looking for something a little bit special in the heart of Torrisholme.

### Lounge/Dining Room



Wooden flooring, part carpeted, two large double glazed windows to front, venetian shutters, built in storage cupboards, exposed stone walls, stone fireplace with log burning stove, large radiator.

### Kitchen



Vinyl flooring, range of matching wall and base units, space for under counter fridge, freezer, dishwasher and washing machine, electric hob and oven with extractor hood, double glazed window to rear.

### Office/Reception Room



Wooden flooring, double glazed window to rear, back door to garden, stone fireplace, built in storage cupboards, under stairs storage, radiator, Ideal boiler.

### First Floor Hallway

Large double glazed window to rear, carpeted, loft access, airing cupboard.

### Bedroom One



Carpeted, double glazed window to rear, radiator.

### Bedroom Two



Carpeted, large double glazed window to front, loft access, radiator.

### Bedroom Three



Carpeted, large double glazed window to front, radiator.

### Bathroom



Tiled floor, tiled walls, bath with overhead electric shower, two frosted double glazed windows to rear, heated towel rail, sink storage unit and W.C.

### Bedroom Four/Five



Carpeted, double glazed windows to front and rear, radiator, electric heater, stud wall separating two rooms.

### Outside



Outdoor tap, raised lawn, multiple storage sheds, gate access to alley, wood store, raised patio area, large two storey storage barn.

### Useful Information

Council Tax Band (C) - £2,104.19

Tenure Freehold

New double glazing throughout

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(29-38) F			
(1-28) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			



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