



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



Get in touch today

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# £105,000

# 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.

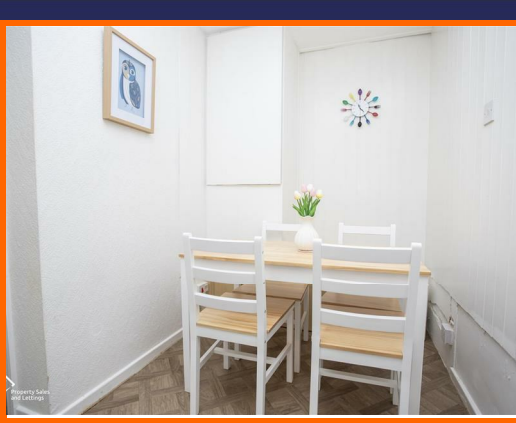
The flat features a spacious lounge, perfect for relaxation or entertaining guests. The well-proportioned double bedroom provides a peaceful retreat, ensuring a restful night's sleep. The kitchen is functional and ready for your culinary adventures, making it an ideal space for those who enjoy cooking.

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!

To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before the offer can be officially accepted.





## 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

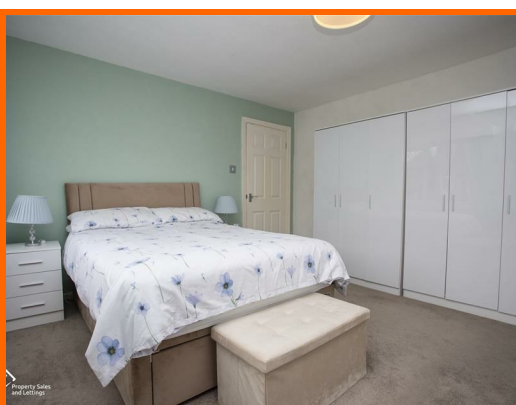
UPVC double glazed window, 3 x spot lighting, tiled splash back. high gloss wall and base units, laminate units, extractor hood, 4 ring gas hob built-in oven and microwave, fridge/freezer, stainless steel sink with mixer tap.

## Bathroom

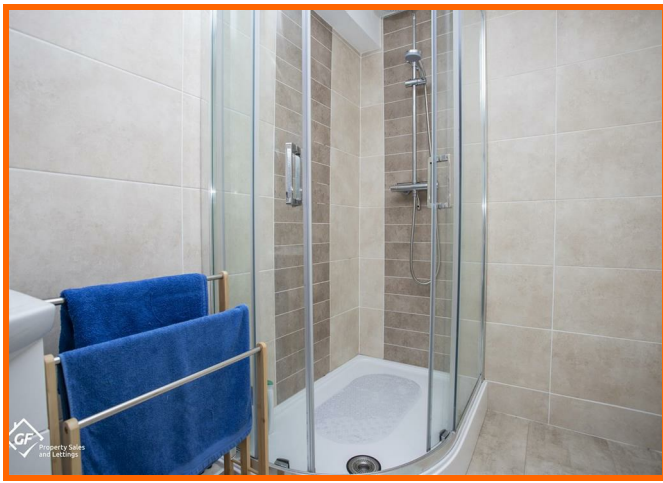
Central heating radiator, UPVC double glazed frosted window, corner main feed shower, dual flush WC, wall mounted vanity wash basin, mixer tap, tiled wall and floor.

## Bedroom 1

Central heating radiator.



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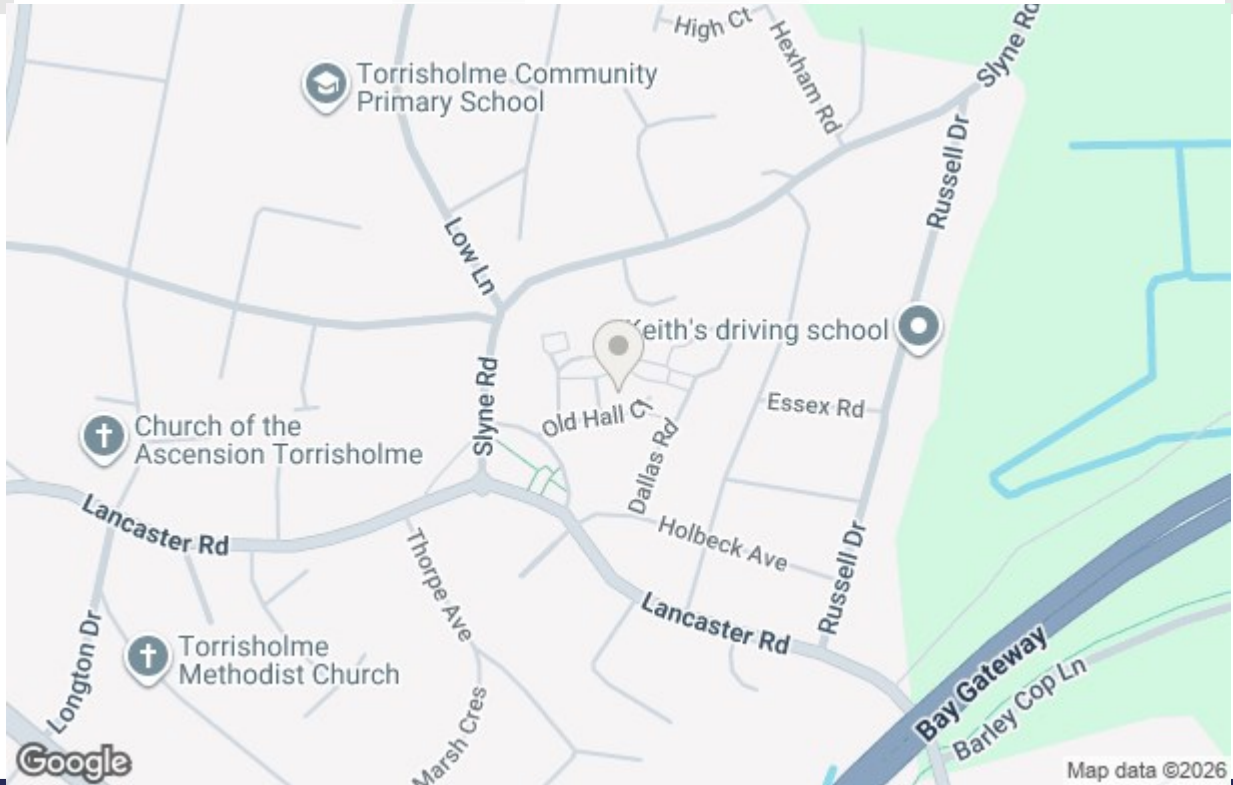
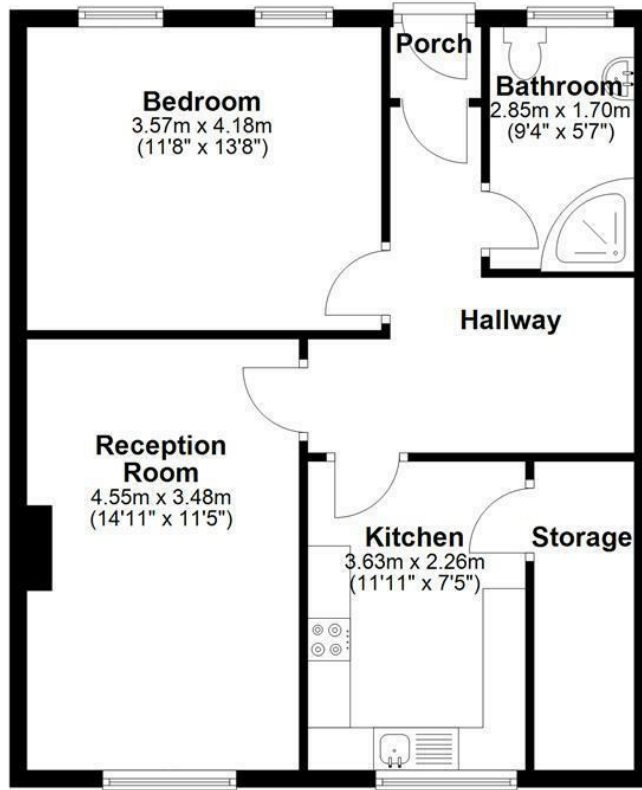
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# Take a nosey round

## Ground Floor



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(61-81) <b>B</b>	
(65-80) <b>C</b>		(45-60) <b>C</b>	
(55-64) <b>D</b>		(35-44) <b>D</b>	
(39-54) <b>E</b>		(25-34) <b>E</b>	
(21-38) <b>F</b>		(15-24) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC