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ESTATE AGENTS

14 Garfield Drive, Torrisholme,  
Morecambe, LA4 6NH

14, Garfield Drive, Torrisholme, Morecambe

## The property at a glance **2** **1** **1**

- Spacious Semi Detached Bungalow
- 2 x Double Bedrooms
- Lounge/ Diner
- Kitchen With Breakfast Bar
- Utility Room
- Driveway & Enclosed Rear Garden
- Tenure: Freehold
- Property Band: C
- EPC: E
- Village Amenities & Transport Links

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**£250,000**

# Get to know the property



Nestled in the charming area of Garfield Drive, Morecambe, this delightful bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

The large reception room offers a warm and welcoming space, perfect for relaxation or entertaining guests. Natural light floods the room, creating a bright and airy atmosphere that enhances the overall appeal of the home. The layout is both practical and inviting, ensuring that every corner of the house is utilised effectively.

One of the standout features of this property is the off-street parking, providing convenience and peace of mind for residents and their guests. Additionally, the private garden offers a lovely outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day.

Garfield Drive is situated in a friendly neighbourhood, with local amenities and transport links within easy reach. This location combines the tranquillity of suburban living with the vibrancy of Morecambe's coastal attractions, making it an ideal place to call home.

In summary, this spacious semi detached bungalow on Garfield Drive is a wonderful opportunity for anyone looking to settle in a comfortable and well-connected area. With its two bedrooms, spacious reception room, off-street parking, and private garden, it is sure to appeal to a wide range of buyers or renters. Do not miss the chance to make this charming property your own.

For further information, please contact the office at your earliest convenience.





### Entrance Vestibule

UPVC double glazed frosted window, UPVC double glazed frosted door, single glazed wood door to hall.

### Hall

Central heating radiator, smoke alarm, loft access, doors to reception room, bedroom and bathroom.

### Reception Room

UPVC double glazed bay window, 2 x central heating radiators, 2 x ceiling roses, coving, electric fire, marble hearth and surround.

### Kitchen

Central heating radiator, 4 x spot light points, extractor fan, coving, range of wall, drawer and base units, inset sink with mixer tap, 2 ring electric hob, electric oven and microwave, space for fridge freezer, open to garden room.

### Garden Room

2 x UPVC double glazed window, UPVC double glazed leaded door to rear, central heating radiator, door to bedroom 2.

### Bathroom

UPVC double glazed frosted window, half tiling to complement, central heating radiator, dual flush WC, wall mounted vanity mixer tap, single main feed shower, lino floor.

### Bedroom 1

UPVC double glazed window, 2 x central heating radiators, wall paneling.

### Bedroom 2

UPVC double glazed window, central heating radiator.

### Rear

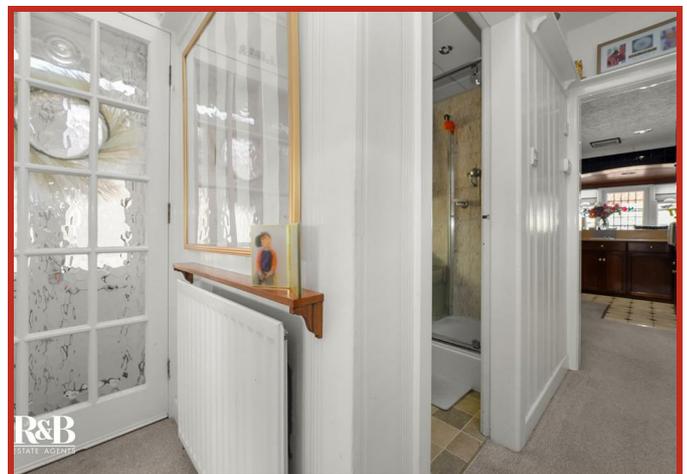
Lovely sitting out area, flagged.

### Wash House

Electricity and plumbing.



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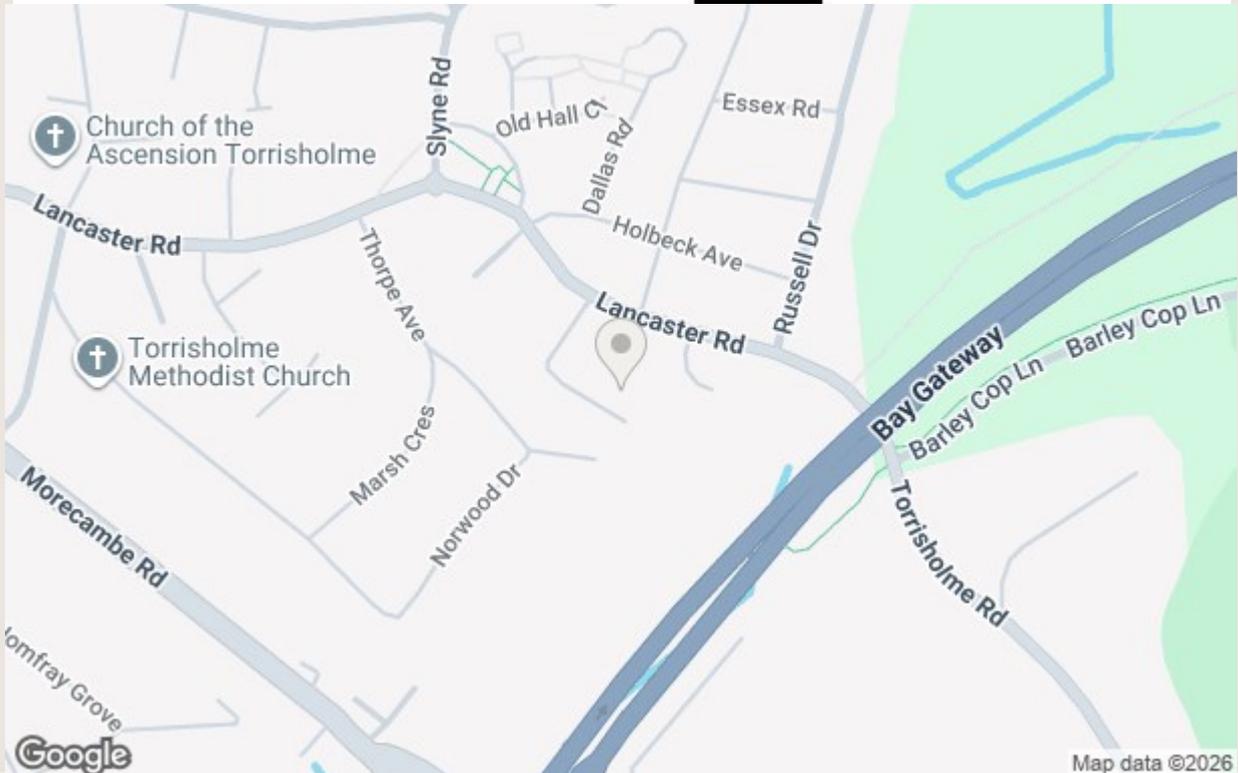
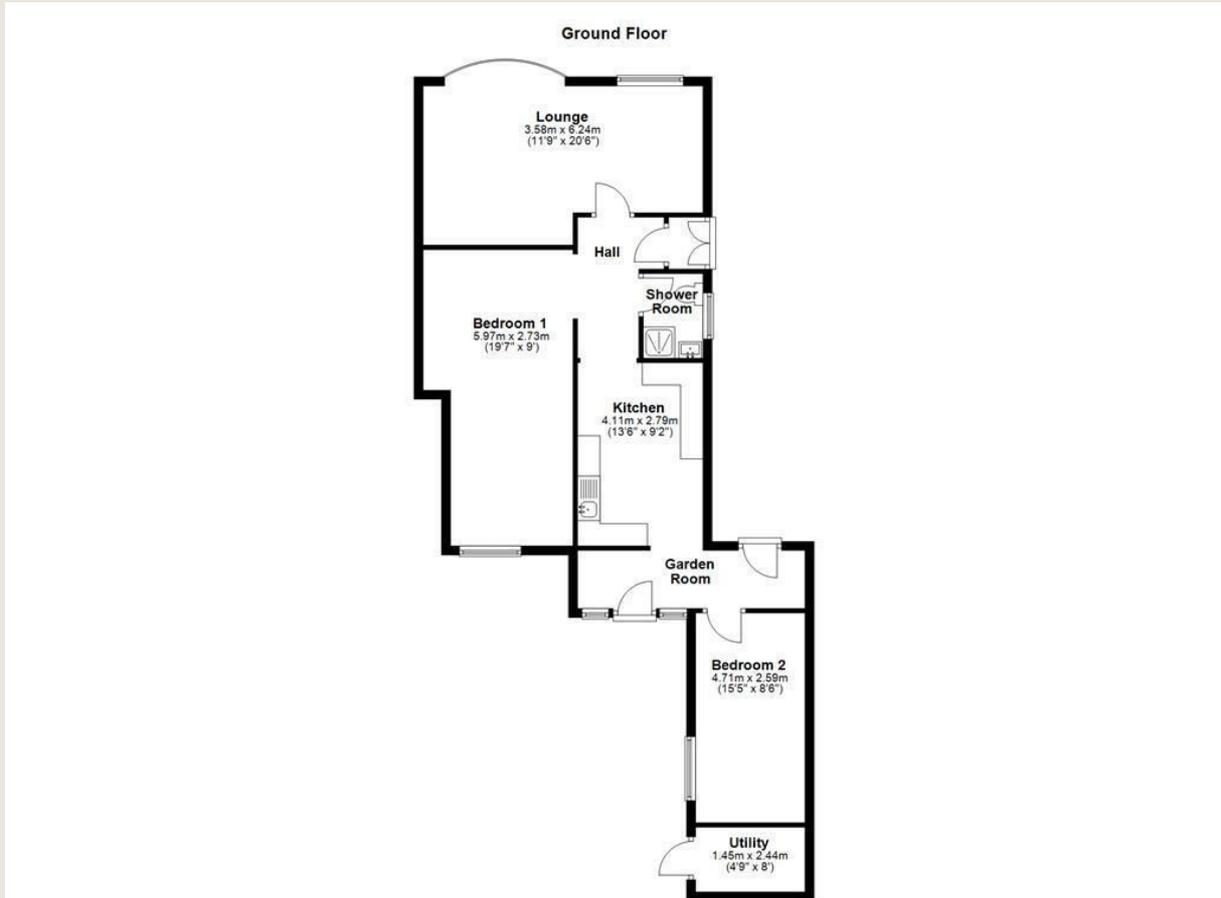


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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
	75
53	
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	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	