



R&B

109 Torrisholme Road, Lancaster,  
LA1 2UB

109, Torrisholme Road, Lancaster

## The property at a glance 3 1 2

- Impressive Semi Detached Property
- Situated Within Easy Reach Of Historic Town Centre of Lancaster
- Two Spacious Reception Rooms
- Kitchen / Diner
- Three Bedrooms
- Four Piece Bathroom
- Fantastic Rear Garden, Driveway & Garage
- Tenure: Freehold
- Property Band: C
- EPC: E

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ESTATE AGENTS

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**£335,000**

# Get to know the property



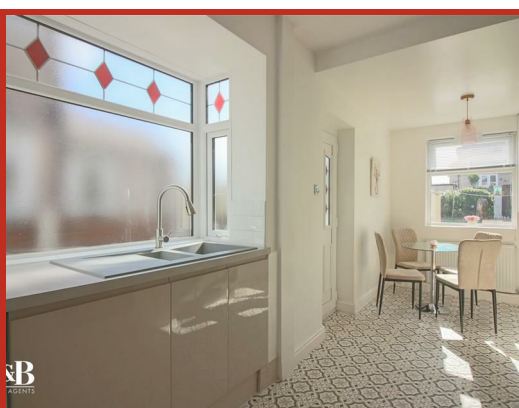
Situated on the sought after Torrisholme Road in Lancaster, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With its inviting façade and well-maintained exterior, this property boasts a warm and welcoming atmosphere.

Upon entering, you will find two spacious reception rooms that offer ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining space. The heart of the home is undoubtedly the stunning kitchen diner, which is designed to be both functional and stylish. This modern space is perfect for culinary enthusiasts and provides a wonderful setting for family meals and gatherings.

The property features three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The layout is ideal for families, providing enough space for everyone to enjoy their own privacy while still being close together.

Outside, the generous garden is a true highlight, offering a peaceful oasis for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the property boasts parking for up to five vehicles, a rare find that adds to the convenience of this lovely home.

In summary, this semi-detached house on Torrisholme Road is a fantastic opportunity for those seeking a comfortable and spacious living environment in Lancaster. With its excellent reception areas, modern kitchen, ample bedrooms, and generous outdoor space, this property is sure to impress. Do not miss the chance to make this charming house your new home.







### **Entrance Porch**

UPVC double doors into porch, tiled flooring and door to hallway.

### **Hallway**

UPVC window, radiator, smoke alarm, coving, panelled wall, thermostat, storage area, doors to living room, dining room, kitchen and stairs to first floor.

### **Living Room**

UPVC bay window, radiator, coving, picture rail, wall mounted living flame fireplace and real wood flooring.

### **Dining Room**

UPVC bay window with stain glass detail, radiator, coving, picture rail and real wood flooring.

### **Kitchen/Diner**

UPVC bay window, UPVC window, mix of high gloss wall and base units with laminate worktops, integrated oven, four ring gas hob, extractor fan, one and a half bowl sink with mixer tap and draining board, tiled splash back, integrated dishwasher, space for fridge/freezer, vinyl flooring and UPVC door to rear.

### **First Floor**

#### **Landing**

UPVC window, smoke alarm, doors to bedroom one, two, three and bathroom.

#### **Bedroom One**

UPVC bay window, radiator, coving and picture rail.

#### **Bedroom Two**

UPVC window, radiator and picture rail.

#### **Bedroom Three**

UPVC window, radiator and coving.

### **Bathroom**

Two UPVC windows, dual flush WC, vanity wash basin with mixer tap, panel bath with mixer tap and rinse head attachment, shower cubicle with direct feed shower, fully panelled surround, heated towel rail and laminate flooring.

### **External**

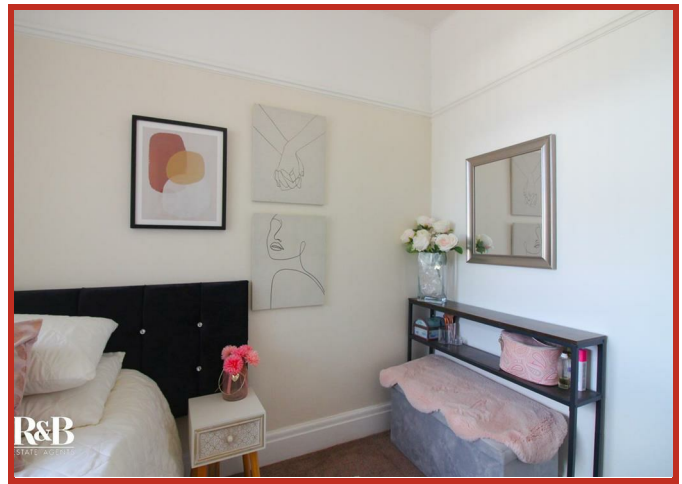
#### **Front**

Off road parking for three cars, access to rear storage shed and garden.

#### **Rear**

Patio area, laid to lawn, seating area.

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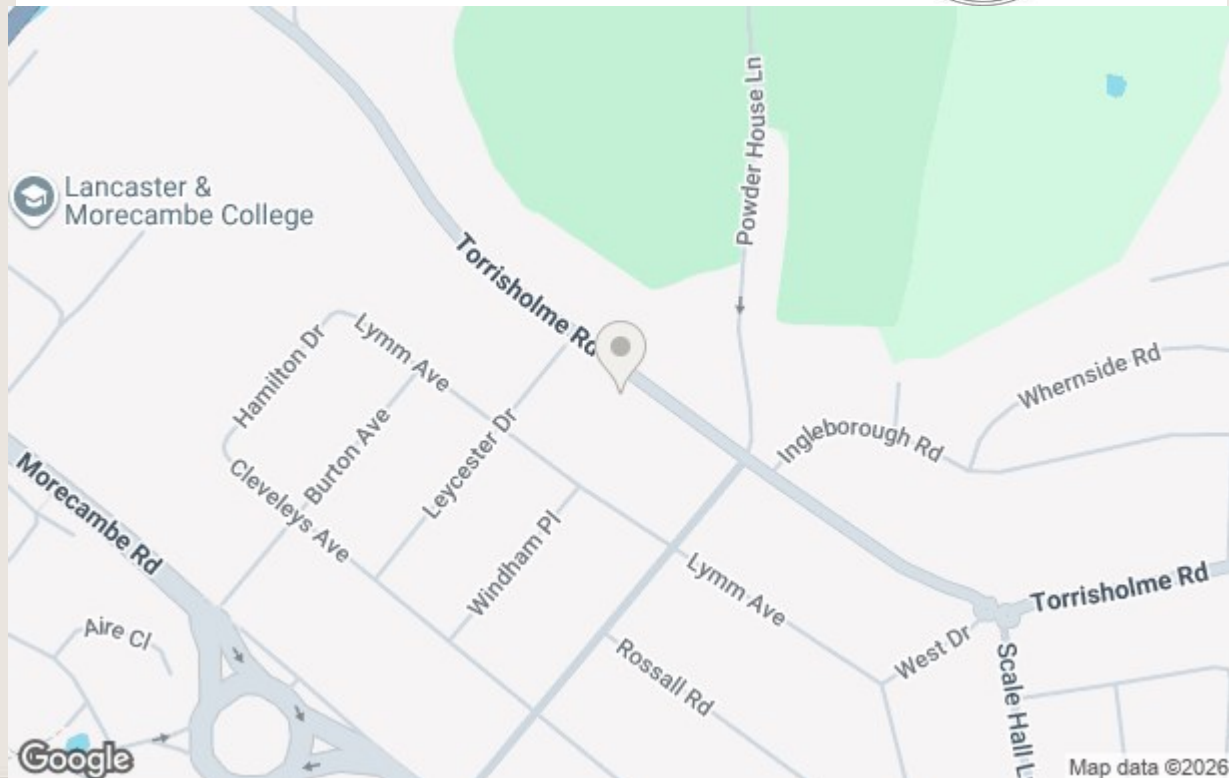
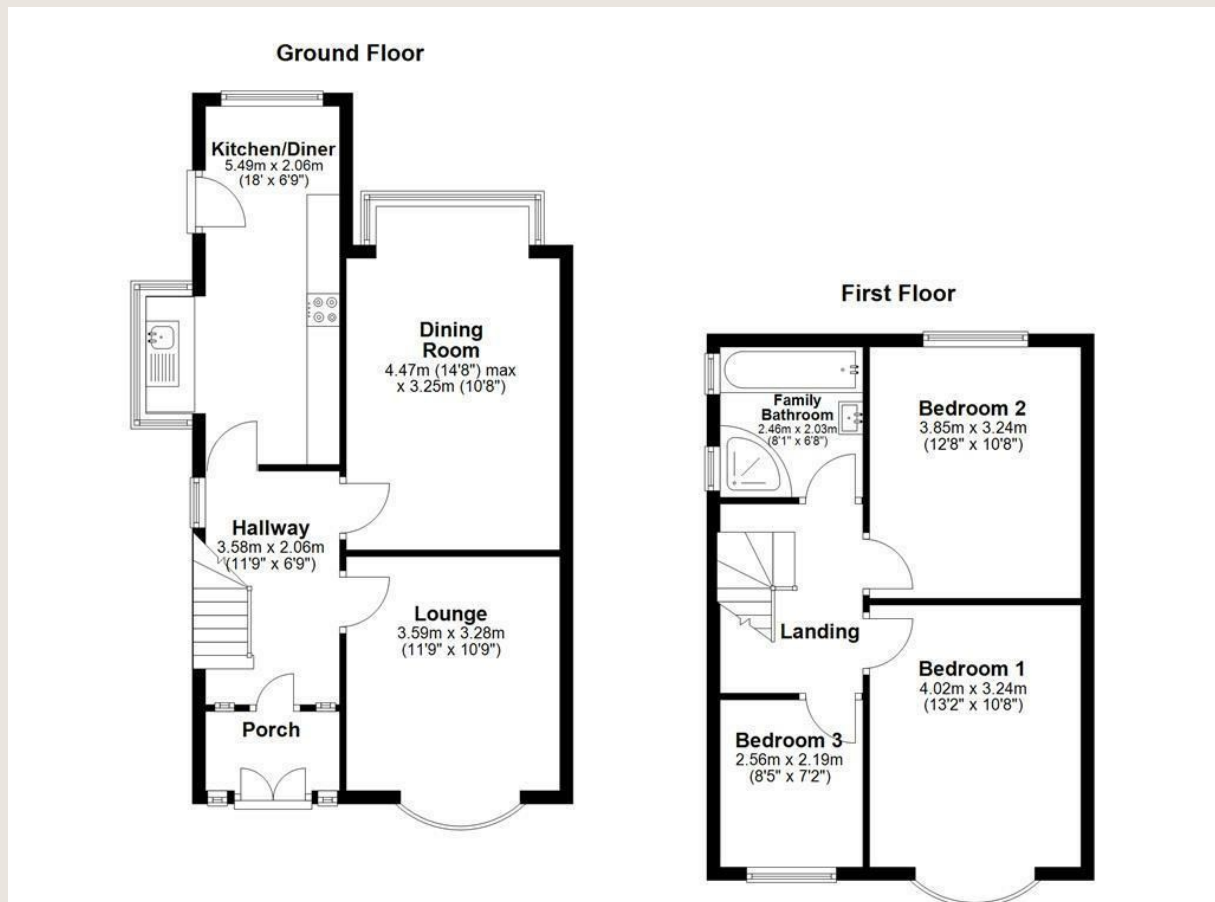
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# Take a nosey round



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>76</b>
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 plus) <b>A</b>	
(81-91) <b>B</b>	
(65-80) <b>C</b>	
(55-64) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	