





Inside The Home

Entered via a UPVC double glazed door, this leads into a bright and spacious Entrance Hall, with stairs leading into the first floor and a handy understair storage cupboard. To the left a large living room can be found, centred around a wall mounted electric fire. With a built-in window seat providing and large UPVC double glazed window, sit back and enjoy views across the historic Ryelands Park. An open plan Kitchen Diner can be found centrally, providing a heart for this busy home. Fitted with a range of wall and base units with complementary worktops over and fitted appliances which include a four ring hob with an extractor above and an oven below, as well as plumbing for a washing machine, space for a tumble dryer and space for a large American fridge freezer. Completing the ground floor, a large Conservatory can be found, with a UPVC glazed door providing access to a safe and secure rear. This versatile space provides many uses such as a child's playroom, or simply an additional Second Reception room.

To the first floor, three generous Bedrooms can be found with the two front bedrooms benefitting from open views across Ryelands Park. The main bedroom located at the rear of the property is fitted with a range of built-in cupboards, providing handy storage. Completing the first floor, a newly installed (December 2025) Shower room can be found, beautifully complementing the property. With a large walk in shower and marble effect aqua boarding. Stairs lead from the Landing to a large Loft Room, currently used as a Fourth Bedroom. With two Velux double glazed windows, once again providing views towards the Historic City of Lancaster, this versatile space ideal for an occasional bedroom, a hobby room or a perfect work from home space.

This fantastic home provides ample space for any growing family. With exceptional transport links on its doorsteps, and fabulous walks, this property offers something for everyone.

Let's Take A Closer Look At The Area

Located within walking distance of Lancaster City centre, Torrisholme Road is situated on the edge of Ryelands Park, where there is ample space to allow little ones to explore and play. With excellent access to the wide range of

amenities this great city has to offer, including a multitude of high street shops, restaurants, bars and supermarkets, as well as a doctors surgery and a pharmacy. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 20 minute walk away. Junction 34 of the M6 motorway provides access further afield and can be accessed within 10 minutes. For those with children, there are a number of highly regarded primary and secondary schools with simple access to both the Girl and Boys Grammar Schools, located in the city centre.

Let's Step Outside

To the front of the property, a generous block paved driveway can be found providing off-road parking for two cars. To the rear, a generous secure garden can be found, with an artificial lawn, providing ample space for allowing little ones to run and play, as well as ample space for a dining table, perfect for alfresco dining. Two secure storage areas can also be found with one located to the side of the property and second to the rear, both located via the rear of the home.

Services

The property is fitted with a gas central heating boiler and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number:

Council Tax

This home is Band B under Lancaster City Council.

Viewings

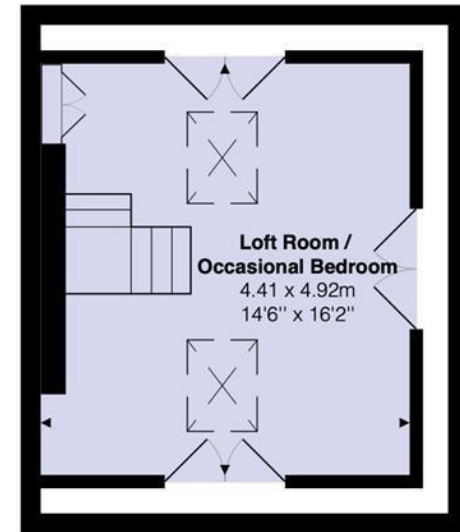
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.







Total Area: 130.7 m² ... 1407 ft²

| Energy Efficiency Rating | | Current | Possible |
|---|---|---------|----------|
| Very energy efficient - lower running costs | | | |
| 92 plus | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 69 | 75 |
| EU Directive 2002/91/EC | | | |

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