



14 Hawthorn Road,
Torrisholme, Morecambe,
T.A4 6PT.

14, Hawthorn Road, Torrisholme, Morecambe

The property at a glance

4  1  2 

- Semi Detached Property
- Four Bedrooms
- Two Reception Rooms & Conservatory
- Lovely Rear Garden
- Driveway & Garage
- Sought After Location
- Tenure: Freehold
- Property Band: C
- EPC: D



Get in touch today

01524 401402
info@gfproperty.co.uk
gfproperty.co.uk

£260,000

Get to know the property



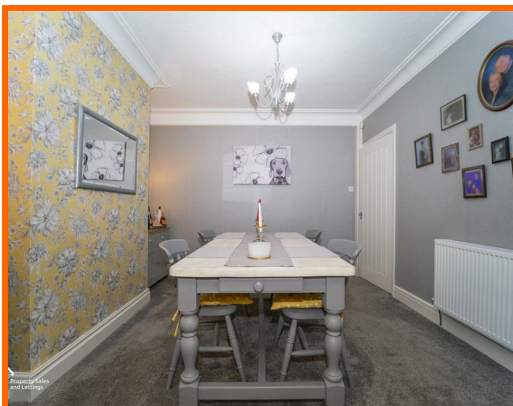
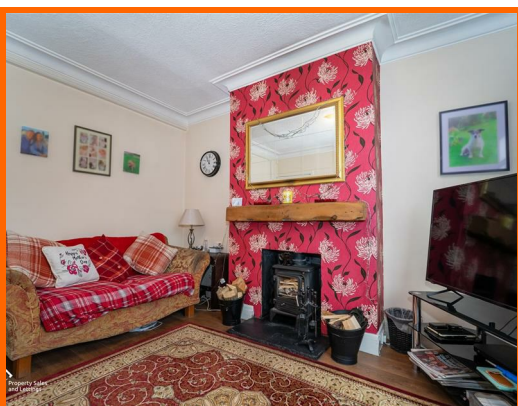
Situated on Hawthorn Road in the charming village of Torrisholme, this delightful house offers a perfect blend of comfort and convenience. Built in 1936, the property boasts a generous living space of 1,378 square feet, making it an ideal family home.

Upon entering, you are welcomed by two spacious reception rooms, providing ample space for relaxation and entertaining. The rear reception room seamlessly leads to a sun room, which is perfect for enjoying the warm sunlight and views of the garden. The house features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The family bathroom is thoughtfully designed to cater to the needs of a busy household.

One of the standout features of this property is the south-facing rear garden, which offers a lovely outdoor space for children to play or for hosting summer gatherings. Additionally, the property includes a garage and off-street parking, providing convenience and security for your vehicles.

Situated close to local schools and amenities, this home is ideally located for families seeking a vibrant community. With its charming character and practical features, this house on Hawthorn Road is a wonderful opportunity for those looking to settle in Morecambe. Don't miss the chance to make this lovely property yours.

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





Hallway

Wood double glazed frosted window, wood double glazed frosted door, central heating radiator, smoke alarm, understairs cupboard, laminate floor, stairs to first floor, doors to receptions 1,2 and kitchen.

Reception Room 1

Wood double glazed box bay window, central heating radiator, coving, multi fuel cast iron fire, slate heart with wood mantle, laminate floor.

Reception Room 2

Central heating radiator, coving, open to conservatory.

Conservatory

8 x UPVC double glazed window, 4 x spot light points, UPVC double glazed (frosted effect) door to rear, laminate floor.

Kitchen

2 x Wood double glazed windows, central heating radiator, range of wall and base units, laminate worktops, extractor hood, 5 ring gas range, double gas oven, stainless steel sink with mixer tap, concealed Worcester combi boiler, space for fridge freezer, plumbing for washing machine, wood double glazed door to rear, laminate floor.

Landing

Wood double glazed frosted window, smoke alarm, stairs leading to ground floor and second floor, door to bathroom, bedrooms 1,2,3 & 4.

Bathroom

Wood double glazed frosted window, central heating towel rail, 4 x spot light points, cladded walls, coving, wall mounted vanity sink and mixer tap, dual flush plate WC, walk-in main feed waterfall shower, vinyl floor.

Bedroom 1

Wood double glazed box bay window, built-in wardrobes, central heating radiator.

Bedroom 2

Wood double glazed window, central heating radiator, built-in wardrobe.

Bedroom 3

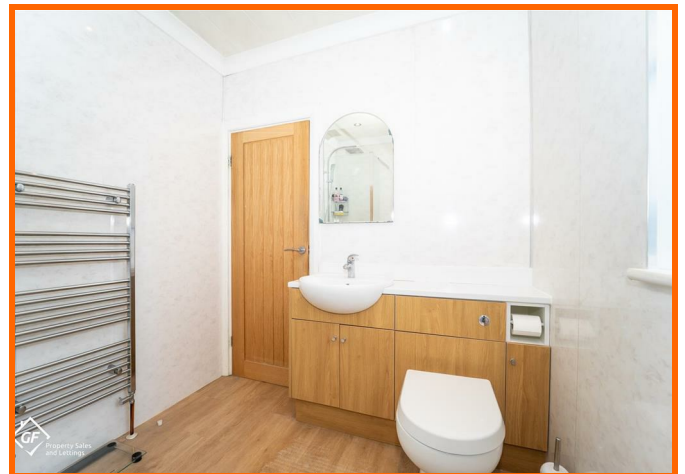
Wood double glazed central heating radiator.

Loft / Bedroom 4

UPVC double glazed window, stairs leading to first floor.



14 Hawthorn Road, Torrisholme, Morecambe, LA4 6PL



14 Hawthorn Road, Torrisholme, Morecambe, LA4 6PL



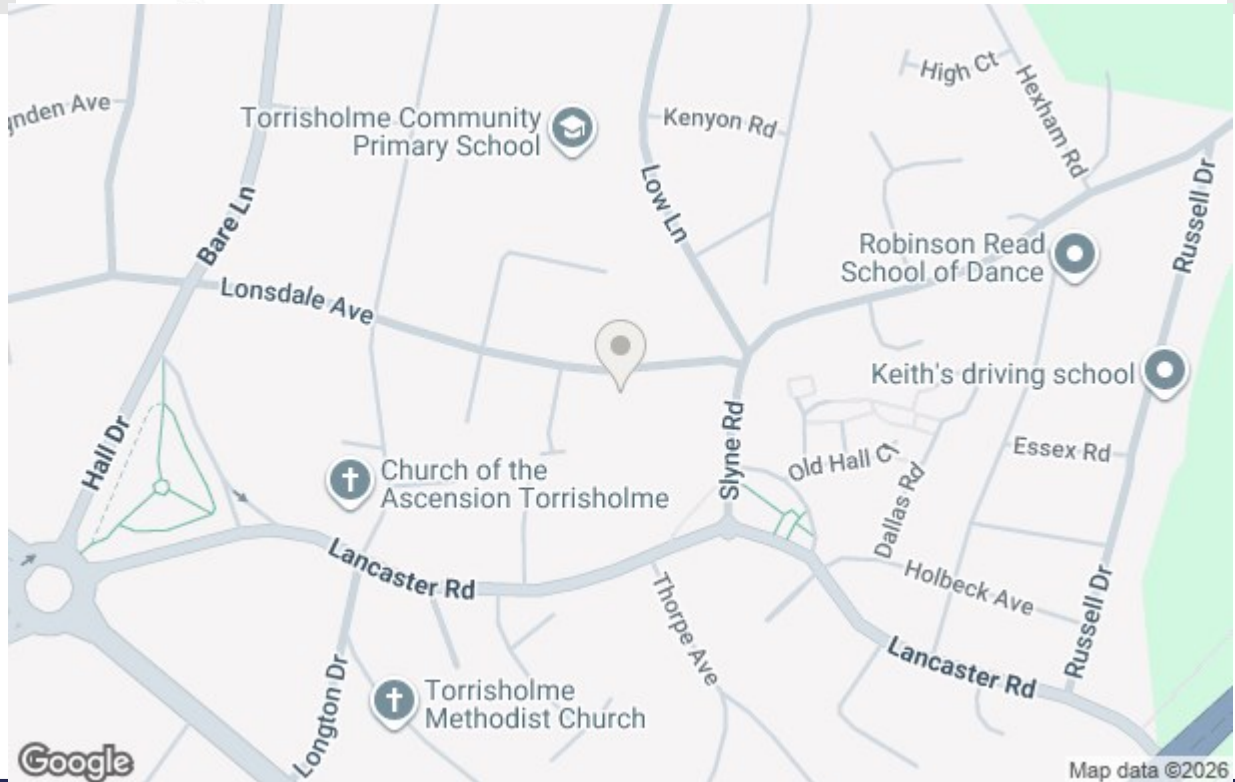
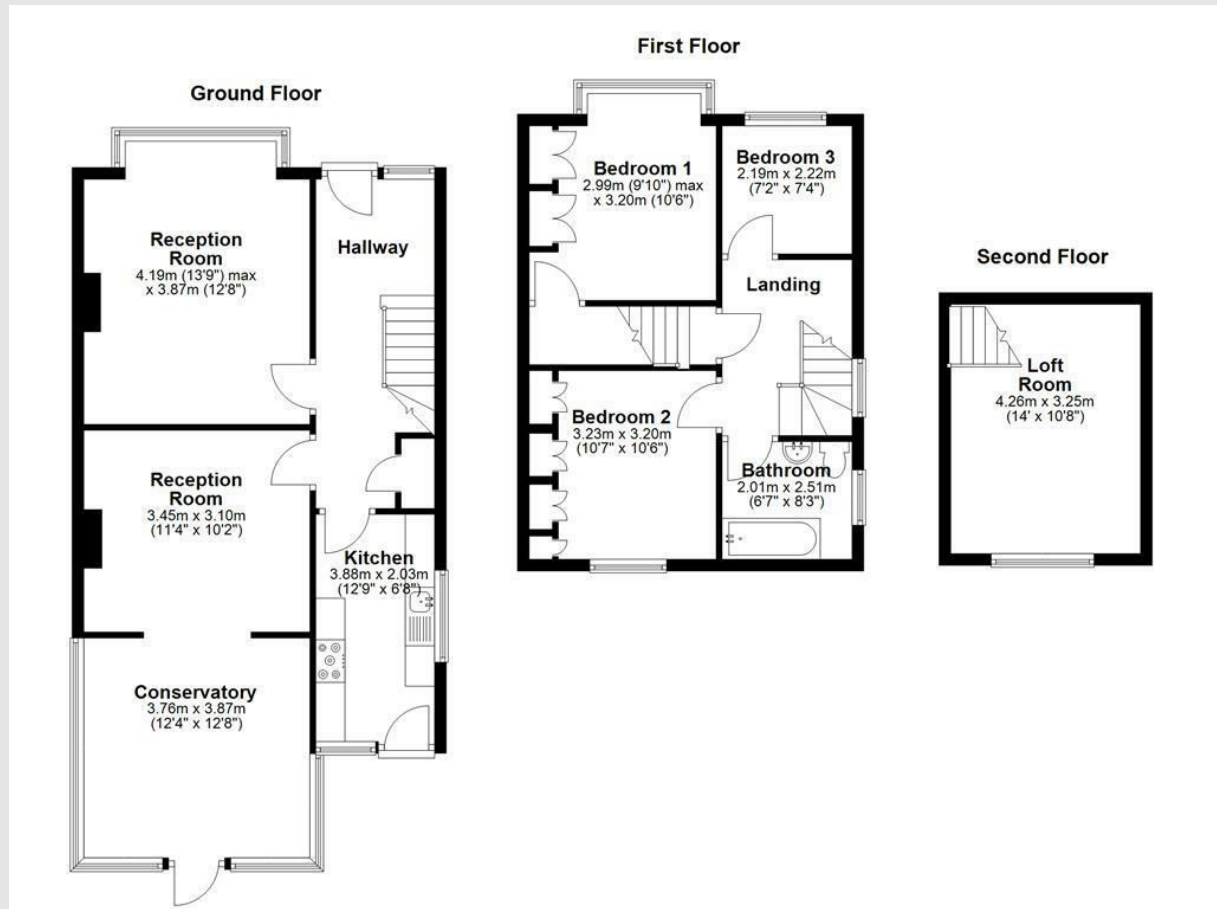
Get in touch today

01524 401402

info@gfproperty.co.uk

gfproperty.co.uk

Take a nosey round



Get in touch today

01524 401402
 info@gfproperty.co.uk
 gfproperty.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(65-80) B
(65-80) C			(55-68) C
(55-68) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
England & Wales			England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Energy Efficiency Rating: Current 64, Potential 78