



32 Warley Avenue,  
Torrisholme, Morecambe,  
LA3 3AS

32, Warley Avenue, Torrisholme, Morecambe

## *The property at a glance*



- Semi Detached Property
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- Rear Garden
- Sought After Residential Location
- Tenure: Freehold
- Property Band: B
- EPC: C



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# £220,000

# Get to know the property



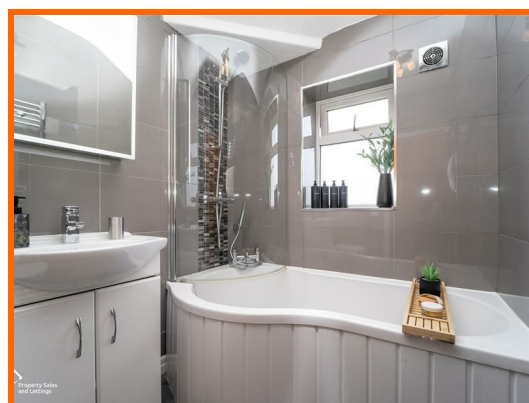
Nestled in the charming area of Warley Avenue, Morecambe, this delightful semi-detached house offers a perfect blend of comfort and modern living. Set on a fantastic corner plot, the property boasts a lovely location that is both peaceful and convenient.

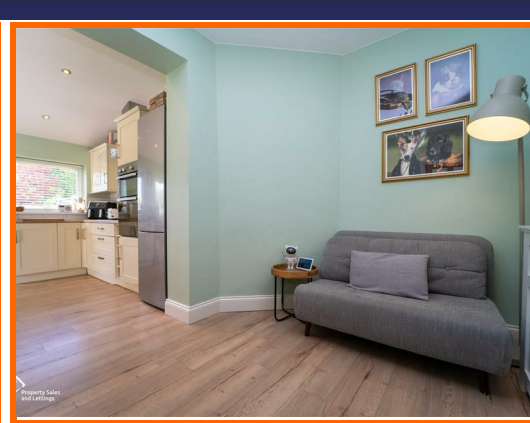
Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The extended modern kitchen is a true highlight, featuring a separate utility room that enhances functionality and convenience. This well-designed layout ensures that the heart of the home is both practical and inviting.

The property comprises two generously sized double bedrooms, ideal for families or those seeking extra space. The contemporary three-piece bathroom suite is stylish and well-appointed, catering to all your needs.

Outside, the home benefits from off-street parking for two vehicles, along with a detached garage, providing additional storage or workshop space. The corner plot offers a delightful outdoor area, perfect for enjoying the fresh air or hosting gatherings.

This semi-detached house on Warley Avenue is an excellent opportunity for anyone looking to settle in a lovely community with easy access to local amenities. With its modern features and spacious layout, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your new home.





## Entrance

Composite frosted door, central heating radiator, stairs to first floor, door to reception room.

## Reception Room 1

UPVC double glazed bay window, coving, wood mantle, tiled hearth, door to reception room 2.

## Reception Room 2

Central heating radiator, open to kitchen, door to utility, laminate floor.

## Utility

UPVC double glazed window, 4 x spot light points, central heating radiator. UPVC double glazed frosted door to side, fully tiled walls, high gloss wall units, wood effect laminate work top, plumbing for washing machine, space for dryer, tiled floor.

## Kitchen

2 x UPVC double glazed window, central heating vertical radiator, 8 x spot light points, tiled splash back, shaker style wall and base units, wood effect laminate floor, extractor hood, 4 ring Samsung electric hob, Hot Point high rise double electric oven, sink with mixer tap, space for fridge freezer, plumbing for dishwasher, laminate floor, UPVC double glazed French doors to rear.

## Landing

UPVC double glazed window, smoke alarm, doors to bedroom 1, 2, bathroom and stairs to ground floor.

## Bathroom

UPVC double glazed frosted window, central heating towel radiator, extractor fan, fully tiled walls, dual flush WC, vanity top sink with mixer tap, P-shape bath with mixer tap and overhead shower, lino floor.

## Bedroom 1

UPVC double glazed window, central heating radiator, storage cupboard.

## Bedroom 2

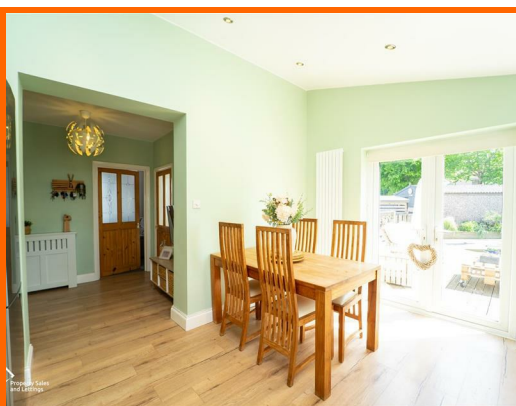
UPVC double glazed window, loft access, central heating radiator.

## Front

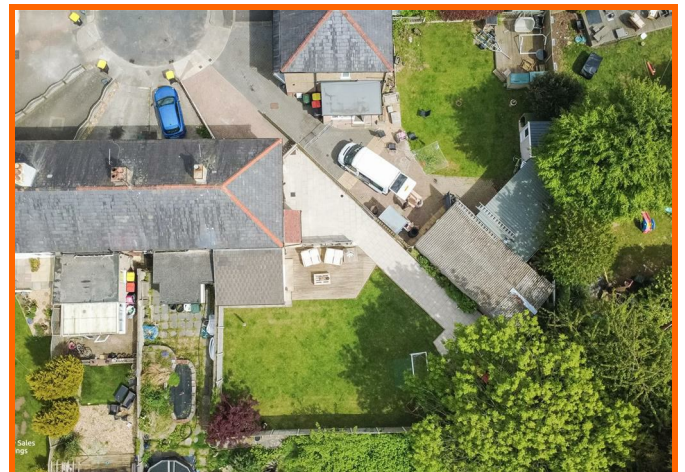
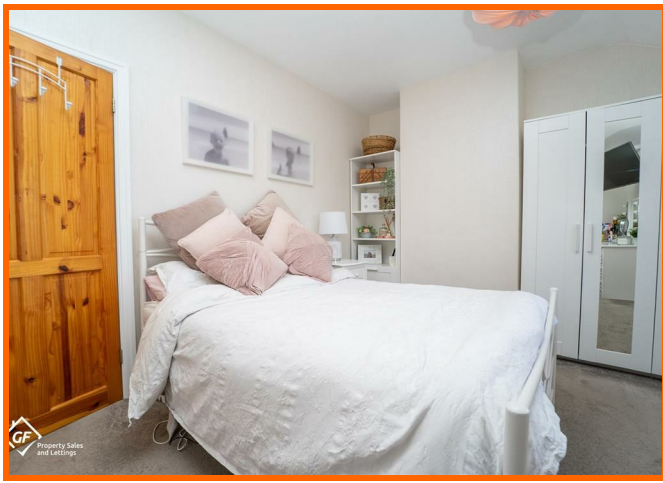
Block paved driveway.

## Rear Garden

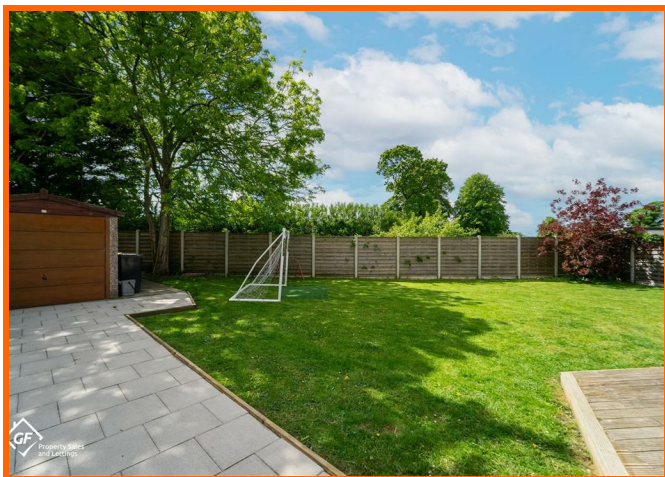
Decking with lawn, paved access to Garage.



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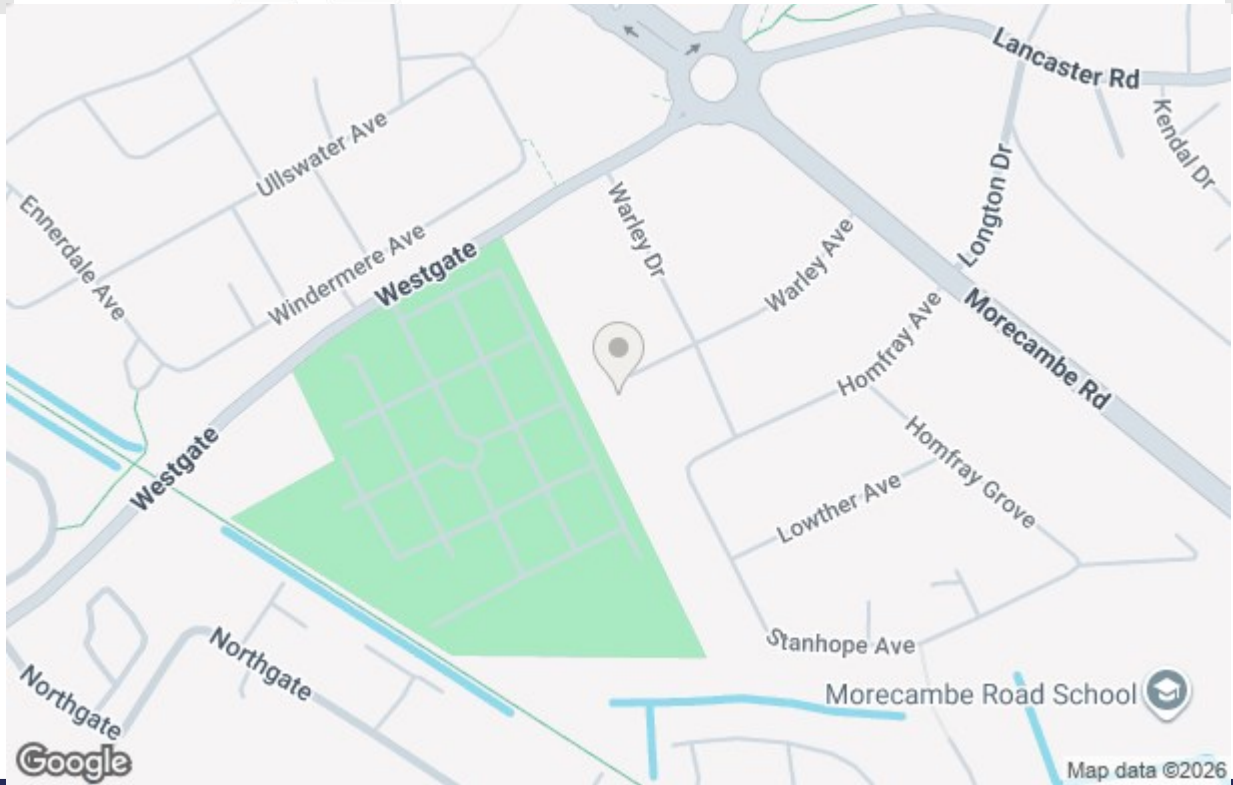
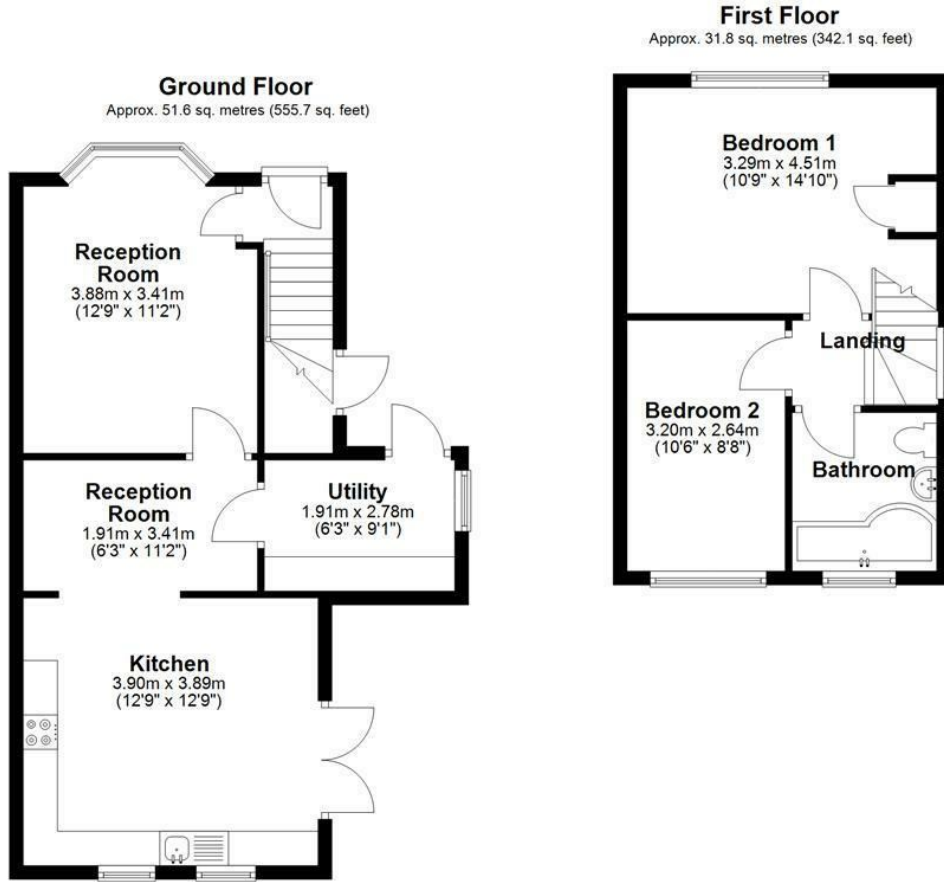
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# Take a nosey round



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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>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(65-80) <b>C</b>		(65-80) <b>C</b>	
(55-64) <b>D</b>		(55-64) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <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>69</b>	<b>75</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC