



22, Hyde Road,  
Torrisholme, Morecambe, LA4  
6NU

22, Hyde Road, Torrisholme, Morecambe

## The property at a glance **5** **1** **2**

- Spacious Semi Detached Property, No Chain
- Five Bedrooms (One Ground Floor)
- Impressive Kitchen / Dining Room
- Generous Lounge
- Driveway
- Gardens Front & Rear
- Tenure: Freehold
- Property Band: C
- EPC: C
- Sought After Residential Location

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**£325,000**

# Get to know the property



Offered with no chain, nestled on Hyde Road in the charming town of Morecambe, this delightful semi-detached house offers a perfect blend of comfort and convenience. With five well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

The heart of the home is the open aspect kitchen and dining room, which creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. The bright and cosy reception room provides a lovely space to relax and unwind after a long day, while the modern bathroom adds a touch of contemporary style to the home.

One of the standout features of this property is the off-street parking, ensuring that you have a secure and convenient place for your vehicle. Situated in a quiet location, you will find peace and tranquillity, yet you are still close to local amenities, making daily life easy and enjoyable.

This semi-detached house on Hyde Road is a wonderful opportunity for anyone looking to settle in Morecambe, combining spacious living with a prime location. Don't miss the chance to make this lovely property your new home.

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

\*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.

## Hall

Smoke alarm, UPVC double glazed frosted window, composite frosted door, central heating radiator, stairs to first floor, doors to reception room and kitchen, dado rail.

## Reception Room

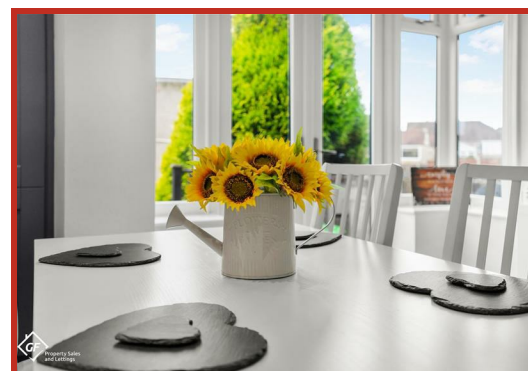
UPVC double glazed bay window, central heating radiator, picture rail.

## Kitchen

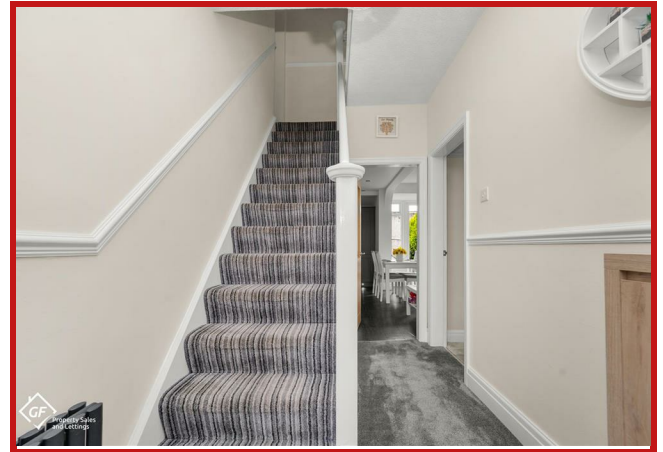
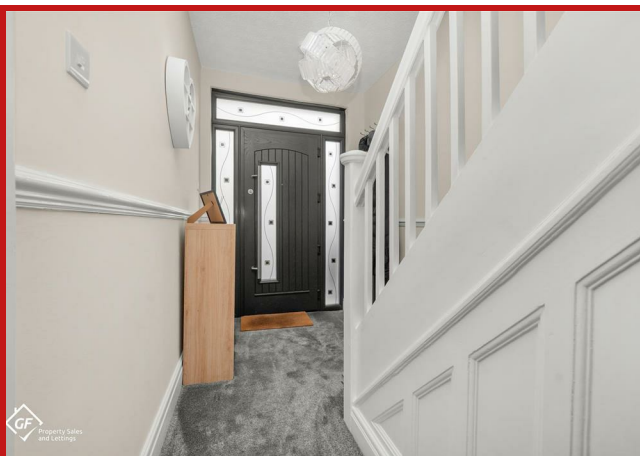
4 x UPVC double glazed windows, UPVC double glazed doors to rear, smoke alarm, 12 x spot light points, quartz extractor hood, quartz units, range of wall, drawer and base units, 4 ring gas hob, double electric oven, built-in microwave, porcelain inset sink with mixer tap, space for fridge freezer, door to utility cupboard, double doors leading out to back garden,

## Utility

Plumbing for washing machine and dishwasher.

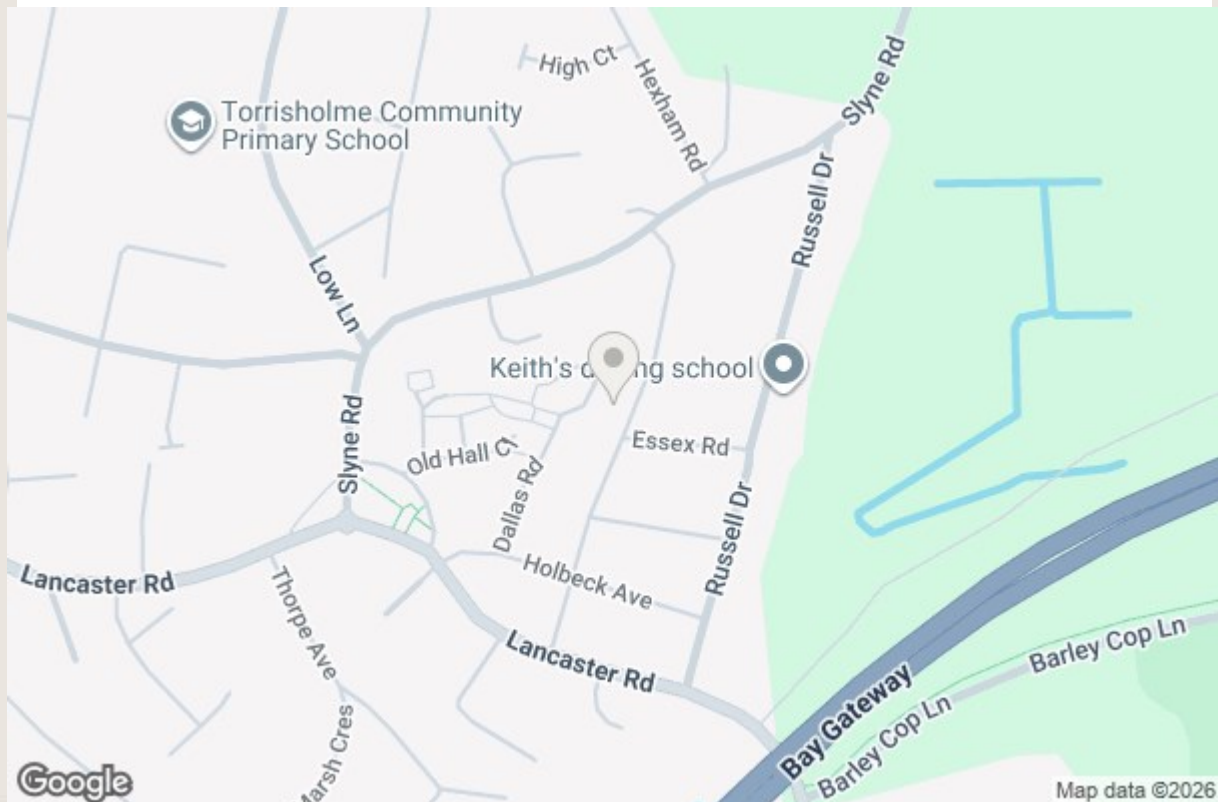


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# Take a nosey round



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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>	
(69-80) <b>C</b>	
(55-68) <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>69</b>	<b>79</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>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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