

## 3 Bedroom Semi-Detached for Sale - £250,000

Essex Road, Torrisholme, LA4 6NY



### KEY FEATURES

- Extended Three Bedroom Family Home • Popular Residential Location • Two Reception Rooms • Large Dining Kitchen • Utility Room And Separate WC • Fitted Bedroom Furniture • Family Bathroom Suite • Low Maintenance Paved Rear Garden • Driveway Leading To Garage



## Description

Fantastic opportunity to purchase this truly wonderful three bedroom extended home, located within the popular residential location. With-in walking distance to shops, bus route and Torrisholme Barrow's.

The property features; Entrance porch and hallway with stairs leading to the first floor landing. Large main reception room with uPVC French patio doors leading to the rear garden. Separate dining room with a bay window to the front aspect and double doors leading to the large dining kitchen. Utility room, separate WC and integral garage. To the first floor are three bedrooms with bedroom two having fitted wardrobes with matching drawers and a three piece family bathroom suite.

Externally the property provides off road parking to the front and a good size low maintenance rear garden.

Viewings are highly recommended, so contact the office to book your appointment.

## Ground Floor

**Entrance Porch** - Double glazed uPVC windows and uPVC entrance doorway. Tiled flooring. Door leading to-

**Hallway** - Stairs leading to the first floor landing.

**Lounge** - 18' 1" x 11' 4" (5.52m x 3.46m) (into recess)  
Double glazed uPVC window to the front aspect. Double glazed uPVC French doors leading to the rear garden. Feature fire place with freestanding electric fire. Double radiator.

**Dining/Sitting Room** - 9' 11" x 13' 1" (3.04m x 4.01m) (into bay)  
Double glazed uPVC bay window to the front aspect. Designer radiator. Laminate flooring. Double doors leading to-

**Dining Kitchen** - 10' 2" x 15' 5" (3.12m x 4.71m) Modern fitted kitchen with a range of wall and base units with contrasting work surface incorporating a one and a half sink unit. Electric double oven, five ring gas hob and stainless steel extractor fan. Integrated dishwasher and space for a fridge freezer. Double glazed uPVC window to the rear aspect. Double radiator. Door leading to-

**Inner Hall** - Large walk-in storage cupboard. Access to the garage and rear garden. Tiled flooring.

**Utility Room** - 4' 6" x 8' 2" (1.39m x 2.49m) Double glazed uPVC window to the rear aspect. Space for a washing machine and tumble dryer. Tiled flooring.

**Separate WC** - Two piece suite comprising; wash hand





basin and low level WC. Double glazed uPVC window to the rear aspect. Tiled flooring.

## First Floor

**First Floor Landing** - Double glazed uPVC window to the rear aspect. Loft access with pull down ladder leading to a boarded loft with skylight.

**Master Bedroom** - 11' 3" x 11' 3" (3.43m x 3.45m) (into recess)  
Double glazed uPVC window to the front aspect. Double radiator.

**Bedroom Two** - 8' 3" x 11' 2" (2.52m x 3.42m) (plus wardrobe)  
Fitted large wardrobe with sliding doors and matching drawers. Double glazed uPVC window to the front aspect. Double radiator.

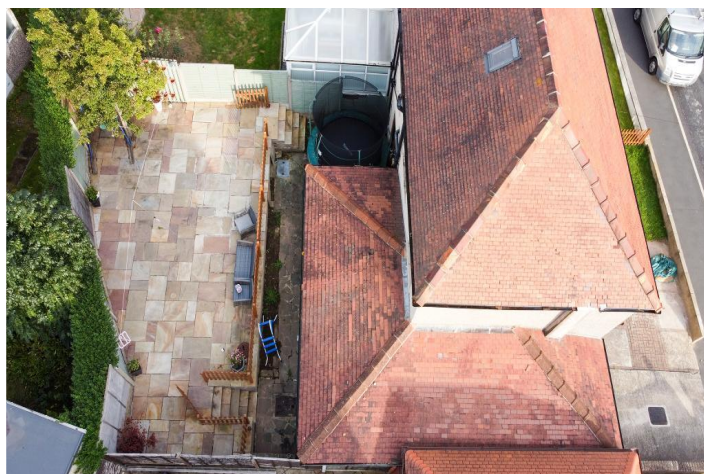
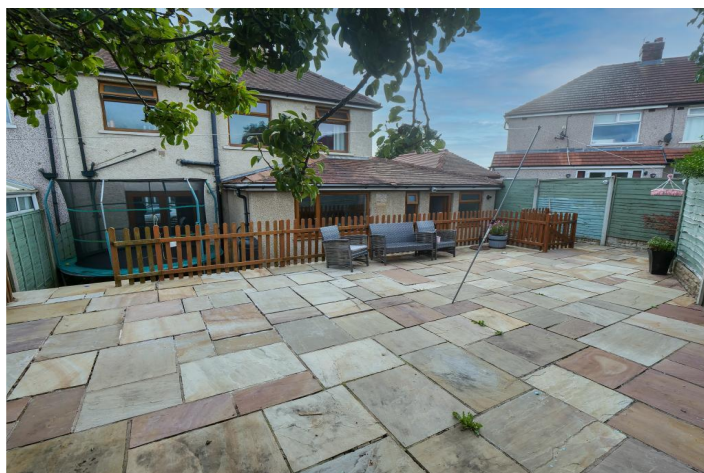
**Bedroom Three** - 7' 1" x 8' 3" (2.16m x 2.54m) Double glazed uPVC window to the rear aspect. Radiator.

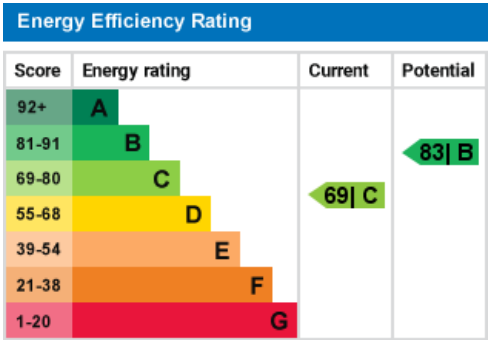
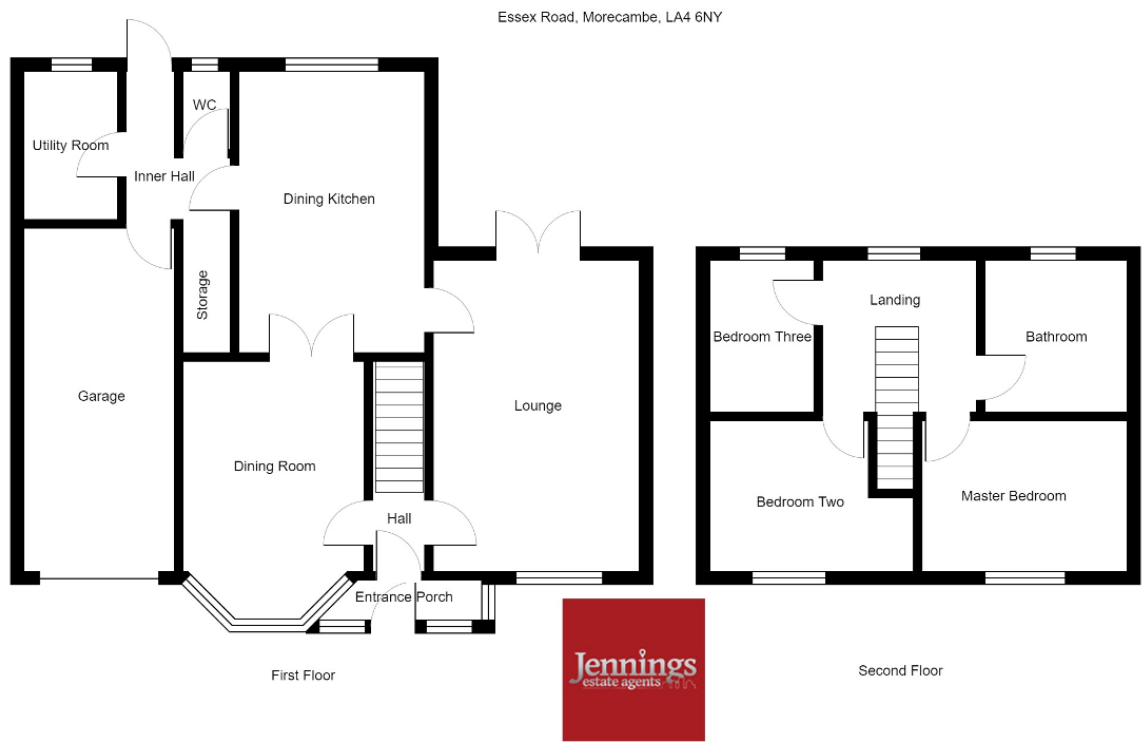
**Bathroom** - Three piece suite comprising; bath with overhead shower, vanity wash hand basin and low level WC. Double glazed uPVC window to the rear aspect. Heated towel rail.

## Exterior

**External** - Laid lawn front garden and concrete driveway leading to the garage. Blocked paved pathway leading to the front porch.  
Enclosed rear garden paved patio leading from the lounge. Steps leading to a second large Indian paved patio area and well established tree.

**Integral Garage** - 8' 5" x 17' 3" (2.57m x 5.28m) Up and over door, power and light.





**Additional Information:** We strive to make our sales brochures to be precise and accurate as possible, however they do not represent or form part of contract or offer. The brochure is not to be relied upon as statements of representation or fact. Jennings Estate Agents Ltd has not tested any services, apparatus, equipment, fixtures, and fittings. All room dimensions and floor plans are measured approximately and should not be taken literally. Items shown in the photographs are not included unless specifically mentioned within the sales particulars.

Fixtures and fittings may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.