

## 4 Bedroom Semi-Detached for Sale - £325,000

Russell Drive, Torrishlome, Morecambe, LA4 6NS



### KEY FEATURES

- A Delightful Extended Family Home
- Popular Residential Location
- Overlooking The Barrows
- Two Reception Rooms And Conservatory
- Modern Fitted Kitchen And Utility
- Four Good Sized Bedrooms
- Family Bathroom And En-suite
- Large Garden To The Side And Rear
- Off Road Parking And Garage



## Description

We are delighted to offer this truly wonderful family home. Located within a popular residential location, overlooking the Barrows in Torrishlome. Credit to the current owners who have transformed this property into a truly fantastic home for the whole family to enjoy. It has a large living space, with two reception rooms, conservatory and four good sized bedrooms. Generous sized family garden and off road parking.

Viewings are a must to fully appreciate what this property has on offer.

The property features; spacious hallway, lounge with wall mounted gas fire with double doors leading to the dining room. Modern fitted kitchen with integrated appliances and separate utility room. Large conservatory to the rear aspect with views overlooking the rear garden.

To the first floor are four good sized bedrooms, with bedroom two benefiting from an en-suite shower room. Modern family bathroom with a bath and overhead shower. Externally the property has a spacious side garden with laid lawn and mature plants. To the rear is a paved patio and fish pond. Low maintenance front garden and driveway leading to the single garage.

## Ground Floor

**Entrance Hall** - Entrance doorway and uPVC double glazed window to the side. Stairs leading to the first floor landing. Double radiator.

**Lounge** - 17' 6" x 11' 5" (5.34m x 3.5m) Double glazed uPVC window to the front aspect. Wall mounted gas fire with marble surround. Double radiator. Coving to the ceiling. Double doors leading to-

**Dining Room** - 10' 9" x 8' 4" (3.28m x 2.56m) Double glazed sliding patio doors leading to the rear paved patio. Radiator. Serving hatch into the kitchen. Coving to the ceiling.

**Kitchen** - 14' 4" x 10' 2" (4.38m x 3.11m) Modern fitted kitchen with a range of wall and base units, contrasting work surface incorporating a one and a half stainless steel sink unit and breakfast bar. Free standing cooker and stainless steel extractor fan. Integrated fridge freezer and dishwasher. Double glazed uPVC window to the rear aspect. Double radiator. Down lights and coving to the ceiling. Karndean flooring. Door leading to-

**Conservatory** - 16' 0" x 11' 4" (4.88m x 3.46m) Double glazed uPVC windows and French doors leading to the rear garden. Double glazed uPVC door leading to the side. Velux window and down lights. Karndean flooring. Door leading to-





**Utility Room/WC - 4' 5" x 8' 5" (1.37m x 2.59m)** Double glazed uPVC window to the side aspect. Space for a washing machine and tumble dryer. Two piece suite comprising; wash hand basin and low level WC. Down lighting.

## First Floor

**First Floor Landing -** Double glazed uPVC window to the rear aspect. Loft access with a pull down ladder. Storage cupboard.

**Master Bedroom - 11' 7" x 12' 7" (3.54m x 3.85m) (max)** Two double glazed uPVC windows to the front aspect. Free standing wardrobes with matching set of drawers and bedside cabinets. Radiator.

**Bedroom Two - 8' 4" x 13' 10" (2.55m x 4.24m)** Juliet balcony with views looking towards open fields. Double glazed window to the front and rear aspect. Radiator. Coving to the ceiling. Door leading to-

**En-suite Shower Room -** Modern fitted three piece suite comprising; double shower cubicle, wash hand basin and low level WC. Heated towel rail. Double glazed uPVC to the rear aspect.

**Bedroom Three - 11' 6" x 11' 6" (3.53m x 3.52m) (into recess)** Double glazed uPVC window to the front aspect. Fitted wardrobe and overhead storage. Radiator. Coving to the ceiling.

**Bedroom Four - 8' 0" x 10' 9" (2.44m x 3.3m) (into recess)** Double glazed uPVC window to the rear aspect. Fitted wardrobe with overhead storage. Radiator. Coving to the ceiling.

**Family Bathroom -** Modern three piece suite comprising; bath with overhead shower, wash hand basin and low level WC. Three double glazed uPVC windows to the rear aspect. Heated towel rail. Down lights.

## Exterior

**External -** Low maintenance graveled front garden, and driveway providing off road parking. Gate to the side leading to the rear garden. Laid lawn garden to the side and mature trees. Large garden shed. Paved tiered rear garden with a large patio area and pond.

**Garage - 8' 9" x 15' 7" (2.69m x 4.76m)** Up and over door, three windows, power and light.











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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	81   B
39-54	E		
21-38	F		
1-20	G		

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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.