

3 Bedroom Semi-Detached House for Sale - £365,000

Torrisholme Road, Lancaster, LA1 2UB



KEY FEATURES

- Delightful Semi-detached Family Home
- Popular Residential Location
- Two Large Reception Rooms
- Modern Fitted Kitchen With Dining Area
- Three Good Sized Bedrooms
- Modern Four Piece Bathroom Suite
- Front And Rear Garden
- Driveway Leading To Garage
- Viewings Are Highly Recommended

Description

Jennings Estate Agents are delighted to welcome to the market, this wonderful three bedroom semi-detached family home. Located within a popular residential location. The property has been updated throughout and a modern kitchen and bathroom have been fitted. Credit to the current owner for transforming this property into a wonderful family home.

The property features; entrance porch with double doors leading to the spacious hallway. Two large reception rooms with bay windows and decorative coving. Recently fitted kitchen, is open plan to the dining area. To the first floor are three good sized bedrooms, and a large four piece family bathroom.

Externally the property provides a low maintenance front garden, with driveway leading to garage. Enclosed rear garden with two laid lawns and paved patio area. Also a large concrete base, which would be ideal for a workshop or home office.

Please contact us on 01524 926007, or email - office@jeagent.com for further details.

Ground Floor

Entrance Porch - Double glazed uPVC double doors, and two uPVC double glazed windows. Meter cupboard.

Hallway - Two stain glass windows to the front and entrance doorway. Two uPVC double glazed windows to the side aspect. Stairs leading to the first floor landing. Radiator. Decorative coving.

Lounge - 10' 10" x 13' 4" (3.32m x 4.07m) (into bay) Double glazed bay window to the front aspect. Wall mounted electric fire. Radiator. Decorative coving to the ceiling.

Dining Room - 10' 9" x 14' 9" (3.29m x 4.51m) Double glazed uPVC bay window overlooking the rear garden. Radiator. Decorative coving to the ceiling.

Kitchen Diner - 17' 11" x 6' 9" (5.47m x 2.09m) Modern fitted kitchen with a range of wall and base units, contrasting work surface, incorporating a one and a half sink unit. Electric oven, four ring gas hob and stainless steel extractor fan. Space for a fridge freezer. Radiator. Two uPVC double glazed windows and uPVC door leading to the side.

First Floor

First Floor Landing - Secondary double glazed window to the side aspect.



Master Bedroom - 11' 5" x 13' 6" (3.48m x 4.14m) (into bay)
Double glazed bay window to the front aspect. Radiator.
Coving to the ceiling.

Bedroom Two - 12' 11" x 11' 1" (3.95m x 3.4m) Double
glazed uPVC window to the rear aspect. Radiator.

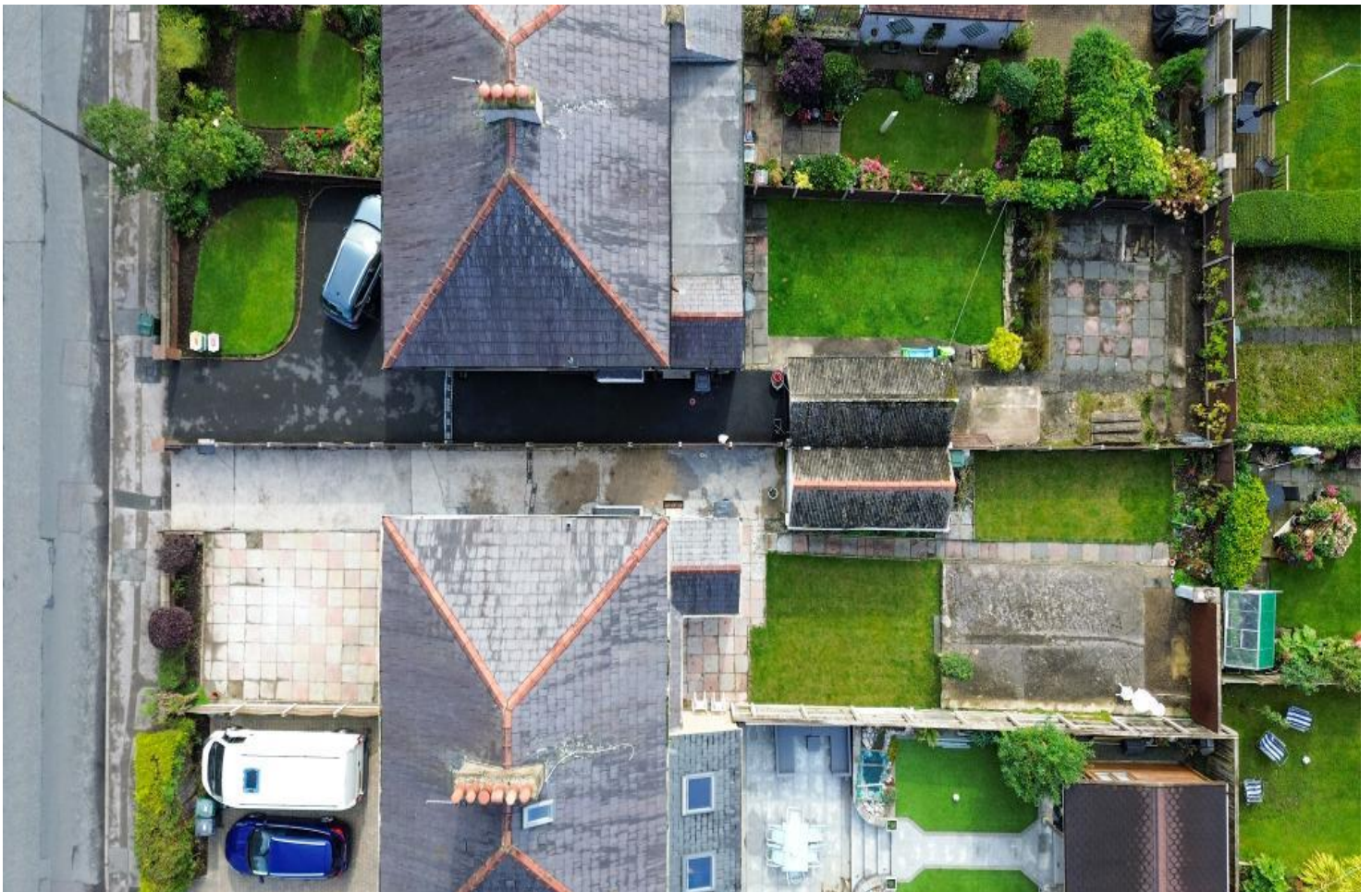
Bedroom Three - 8' 4" x 7' 1" (2.56m x 2.16m) Double glazed
uPVC window to the front aspect. Radiator.

Family Bathroom - Modern fitted four piece suite
comprising; shower cubicle, bath, wash hand basin and low
level WC. Two uPVC double glazed windows to the side
aspect. Heated towel rail.

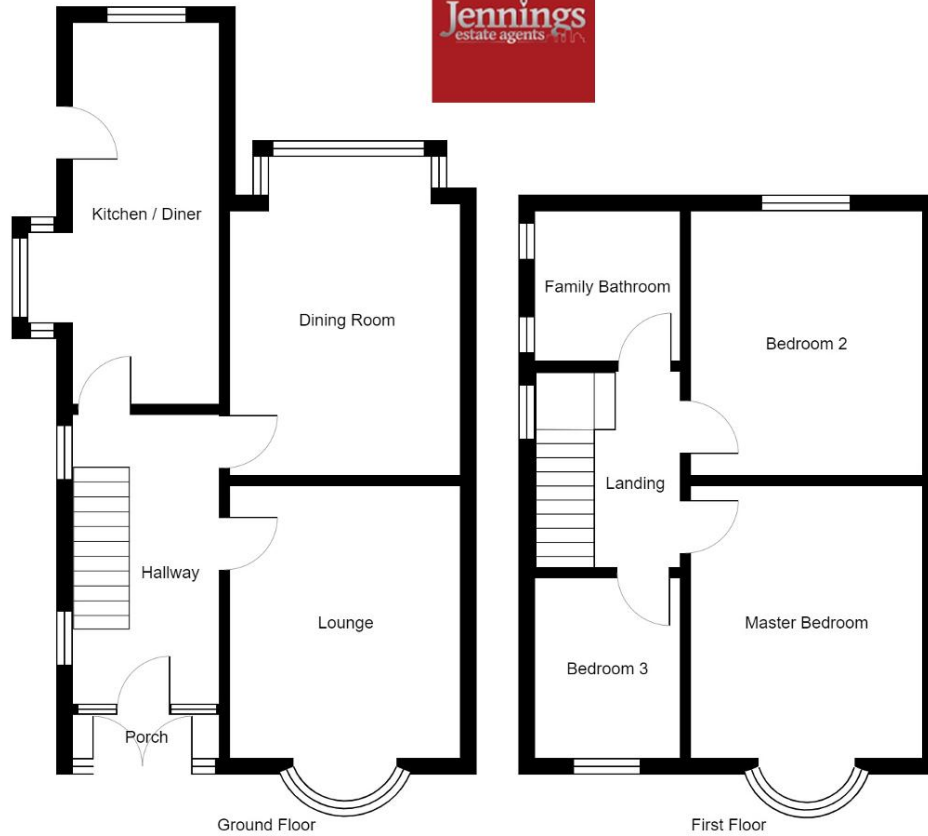
Exterior

External - Paved front garden and flower bed with shrubs.
Concrete driveway to the side leading to the single garage.
Enclosed rear garden with a paved patio area, two laid
lawns and flower bed. A large concrete base, which would
be ideal for entertaining or to construct a workshop/home
office.





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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.