



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

16 Hawthorn Road - Torrisholme





Features

- Three bedrooms, including two doubles and one single
- Spacious rear garden with mature planting and scope for improvement
- Garage with electric roller door, workshop area, and garden access
- Sun room providing additional living space with garden views
- Fully boarded loft accessible from the landing, ideal for storage or development

Situated in the sought-after village of Torrisholme, this three-bedroom semi-detached home offers spacious accommodation, a private rear garden, and a garage with workshop area, all within easy reach of Morecambe, Lancaster, and the scenic coastline. The property presents clear potential for modernisation and personalisation, making it a great opportunity for buyers looking to create a long-term home in a well-connected area. Set back from the road, the house enjoys a modest front garden and a paved driveway, leading to a garage with an electric roller door and practical workshop space at the rear, along with access to the garden. Inside, the ground

floor comprises a bright front-facing living room with bay window, a rear dining room overlooking the garden, a compact but functional kitchen, and a conservatory offering additional living space and direct access to the garden. Upstairs, there are two double bedrooms and one single bedroom, each benefitting from natural light and practical layouts. The family bathroom includes a bath with shower over, sink, and toilet, with scope for reconfiguration if desired. Outside, the rear garden is spacious and private, be transformed into a peaceful retreat with thoughtful landscaping. Torrisholme itself is a vibrant residential village, well regarded for its

community feel and convenient amenities. The local area offers a variety of shops, cafes, and pubs, including The George – a friendly, well-known pub with a beer garden and welcoming atmosphere. Families benefit from nearby schools such as Torrisholme Community Primary and Morecambe Bay Academy, while leisure facilities including Salt Ayre Leisure Centre, Happy Mount Park, and Morecambe promenade add to the lifestyle appeal. Excellent transport links provide easy access to Lancaster and the M6, making it a practical location for commuters and families alike.



GROUND FLOOR

Hallway - The entrance hallway offers a spacious and practical layout, with a wide stairwell and wooden banisters that create a welcoming sense of openness. Natural light flows in from a window above the landing, enhancing the bright and airy feel. With direct access to the main living areas, this space provides a functional flow throughout the home. A useful under stairs cupboard houses the boiler and has the potential to add a downstairs W/C.

Living room - Located at the front of the home, the living room enjoys a pleasant outlook over the garden through the large bay window with decorative stained glass detailing. A central gas fireplace and fitted wooden cabinetry add character and useful storage, creating a natural focal point. Its generous proportions and good natural light make it a comfortable space with clear potential for updating into a welcoming family lounge.

Dining room - This well-sized dining room enjoys good natural light thanks to a large rear-facing window. A central fireplace adds character and defines the space, while fitted cabinets provide practical storage and potential for modernisation. Although the room would benefit from updating, its proportions and garden outlook make it a versatile space for everyday use or entertaining.

Kitchen - Compact and functional, the kitchen offers a practical layout with good natural light from a rear-facing window. While the space would benefit from updating, key features like the white cabinetry, gas cooker, and tiled flooring provide a solid base for improvement. The wooden ceiling adds a sense of warmth, and the tiled walls offer durability. With some modernisation, this could become a well-organised and efficient hub at the heart of the home with direct access to the sun room.



Sun room - The sun room provides a pleasant outlook over the rear garden, with natural light pouring in through the large windows. Though it would benefit from modernisation, it's a practical space that could be transformed into a relaxing sunroom, home office, or dining area. A solid base and full glazing make it a flexible extension with real potential.

FIRST FLOOR

Bedroom 1 - A generously sized double bedroom located at the front of the property, benefitting from a wide window that allows in plenty of natural light. Built-in wardrobes run along one wall, offering ample storage and making the most of the available space. The room enjoys an open outlook over the residential street and nearby greenery.

Bedroom 2 - A comfortable rear-facing double bedroom with a wide window that brings in plenty of natural light and offers a pleasant view over the garden. The room is well-proportioned and includes built-in storage, making it a practical choice for use as a guest room, child's bedroom, or home office.

Bedroom 3 - A single bedroom located at the front of the property with a freestanding wardrobe.

Bathroom - The bathroom consists of a bath with a shower over, a hand basin and a W/C and the window brings in natural light. The layout is straightforward and could be updated or refreshed to suit personal style.

Landing - The first-floor landing connects all upstairs rooms and receives natural light from a window above the staircase. A hatch provides access to the loft space, which is fully boarded, offering excellent additional storage or potential for further use, subject to any necessary permissions.

Garage - Located to the side of the property, the garage features an electric roller door at the front, offering convenient access from the paved driveway. Inside, it provides a combination of parking space and a practical workspace, with a designated workshop area to the rear and a door leading directly out to the garden. The space is versatile, making it suitable for secure storage, light DIY projects, or potential reconfiguration to suit future needs.

Externally

Front Exterior - Set on a quiet residential street, the home features a traditional pebble-dash façade with large windows that let in plenty of natural light. The modest front garden, bordered by a low stone wall, offers a small but private space with established shrubs and planting. While it could benefit from a refresh, it frames the entrance nicely and adds a touch of greenery to the curb appeal. The driveway is paved with large stone slabs, offering off-road parking potential.

Rear Garden - The rear garden offers generous outdoor space with real scope for improvement. It features mature planting, borders, and an established lawn area, creating a pleasant backdrop that could be shaped into a more polished landscape. With a few thoughtful updates, the garden could become a vibrant haven, ideal for families, keen gardeners, or those simply looking for a peaceful retreat.

Useful Information

House built - 1970's approx.

Tenure - Freehold.

Heating - Gas central heating (boiler installed 2019).

Drainage - Mains.

Council tax band - E (Westmorland and Furness Council).

What3Words location - [///factor.canines.passenger](https://www.what3words.com/#!/factor.canines.passenger).



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