

HOUSECLUB
ESTATE AGENCY

3 Sunningdale Crescent, Hest Bank, Lancaster, LA2 6DE

£375,000




HOME
HOUSE RULES


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Inside The Home

Entered via a UPVC double glazed door with decorative glass detailing, this stylish property opens into a bright and welcoming Entrance Hall. A handy Shower Room can be found off the Hallway, as well as two spacious reception rooms, with the front reception currently used as a comfortable Living Room and the second as a Dining Sitting Room. The Dining room is centred around a feature gas fireplace with decorative surround, while a large UPVC double glazed bay window provides private views over the rear garden. A useful ground floor double bedroom is also located on this level, along with an under-stairs utility area offering plumbing for a washing machine and additional storage.
The Kitchen features a range of shaker-style wall and base units with complementary work surfaces and integrated appliance which include a dishwasher and an extractor hood, with space for a freestanding cooker and fridge freezer. Laminate flooring and UPVC double glazed sliding doors provide a practical and bright finish, with direct access to the rear garden.

To the first floor, a light and airy landing benefits from a Velux double glazed window allowing natural light to flow throughout. The accommodation continues with three generous Bedrooms, each benefiting from large Velux double glazed windows, with the master having a second UPVC double glazed window, showcasing rooftop views towards Heysham and Morecambe Bay.

The spacious four-piece family bathroom suite comprises a separate shower cubicle and bath, providing a practical and modern family space.

This home has been well loved during its ownership and has received a new roof approximately 3 years ago, a new garage roof approximately 18 months ago, a new boiler approximately 2 years ago and new sliding doors in the Kitchen approximately 2 years ago.

Perfect for a range of buyers from families to retirees, this stunning home is move in ready and provides an incredible backdrop where spending time with loved one can be enjoyed with ease.

Let's Take A Closer Look At The Area

Hest Bank is a highly desirable coastal village located just north of Lancaster, offering a unique blend of seaside charm, countryside surroundings and convenient access to local amenities. Situated on the Morecambe Bay coastline, the village is renowned for its stunning views across the bay towards the Lakeland fells, with picturesque walks along the promenade and nearby salt marshes. The village itself offers a range of local amenities including a popular village pub, a convenience store and excellent transport links with Carnforth railway station, providing easy connections to Lancaster and the West Coast mainline. With highly regarded primary and secondary schools near by, this home ideally caters for families and retirees, with bus stops located at the end of the Sunningdale Avenue.

Let's Step Outside

Externally, the property boasts a well-maintained laid to lawn garden with planted borders and off-road parking for approximately three vehicles. The drive leads down the side of the property to the rear south-facing garden, which again offers a private lawn area, mature planted borders, additional secure parking behind a wooden fence and a detached garage with an up and over door, lighting and power. A large paved patio area provides the perfect setting for outdoor entertaining, alfresco dining or relaxing during the warmer months.

Services

The property is fitted with a modern gas central heating boiler and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is freehold. Title number: LAN277691.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

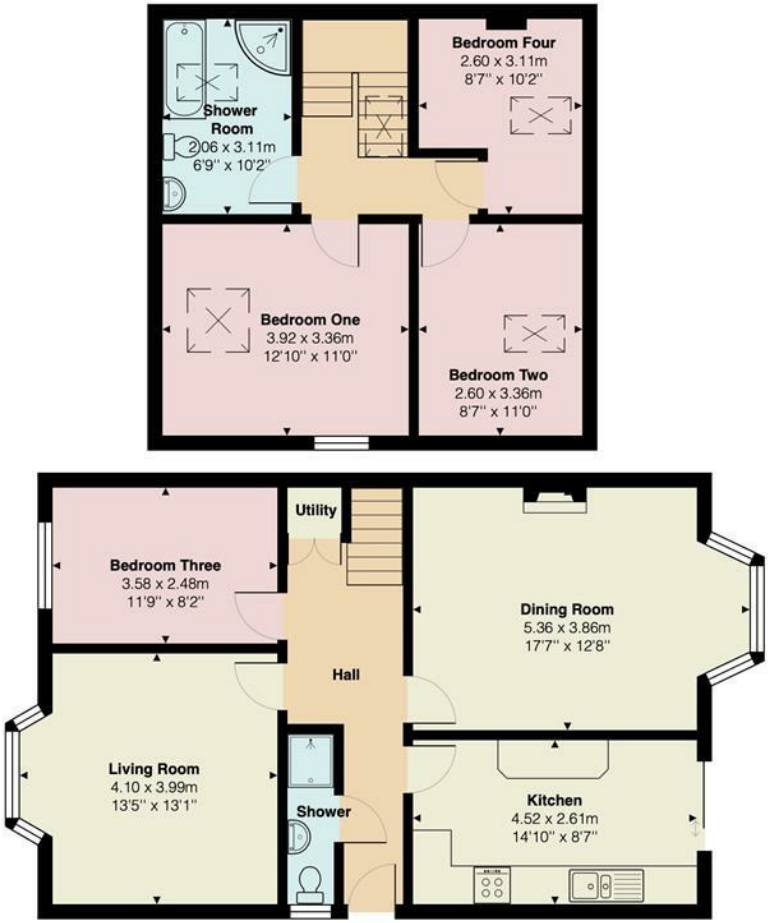



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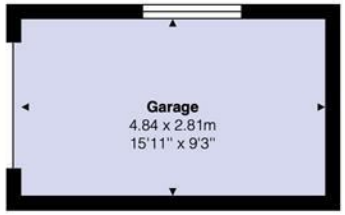


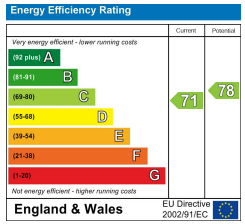






Total Area: 128.3 m² ... 1381 ft²





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