

HOUSECLUB
ESTATE AGENCY

9 Buttermere Road, Lancaster, LA1 3LR

£150,000









Inside The Home

A well-presented three-bedroom mid-terraced property, ideally situated for access to local amenities, schools, the M6 motorway and Bay Gateway. Offered for sale with no onward chain, this property would make an ideal family home or first-time purchase. The property benefits from two separate front entrances. The left-hand double-glazed door opens into a useful utility room, providing a dedicated space for housing the white goods. The right-hand entrance leads into the welcoming hallway, with access to the main living accommodation. The open-plan lounge/diner provides a comfortable and versatile space for both relaxing and entertaining, featuring an electric fireplace creating a cosy focal point for those quieter evenings at home, together with ample space for a family dining area. The spacious kitchen is conveniently positioned off the living accommodation and enjoys views over the rear garden, providing a practical and pleasant setting for everyday family life.

To the first floor are three bedrooms, comprising two well-proportioned double bedrooms and a single bedroom, together with a family bathroom fitted with a three-piece suite and overhead shower.

Located within easy reach of local amenities and schools, with excellent access to the M6 motorway and Bay Gateway, this property offers a convenient location for a range of buyers. Offered for sale with no onward chain, early viewing is recommended.

Let's Take A Closer Look At The Area

Buttermere Road sits within the Ridge area of the city and is within walking distance of the city centre. The Royal Lancaster Infirmary, the University of Cumbria, Williamson Park and the Ashton Memorial are all walkable and there are superb transport links, landmarks and amenities aplenty. The Train Station sits on the West Coast mainline meaning a number of highly popular cities are a direct train away. Junctions 34 of the M6 and the Bay Gateway Heysham M6 link are a short drive away too. The city hosts a wide range of shops, bars and restaurants. Schooling must also not be underrated here with many highly rated options available in close proximity.

Let's Step Outside

To the front of the property, there is a quaint laid to lawn garden and a pathway leading to the entrance, with on-street parking available on a first-come, first-served basis. The rear garden is predominantly laid to lawn and enclosed by fencing, providing a secure and versatile outdoor space. There is ample room for children to play, while the garden also offers an ideal setting for enjoying a morning coffee or entertaining friends and family.

Services

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

Tenure

The property is Freehold. Title number: LAN130672

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

For more information, please see online or contact our office

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





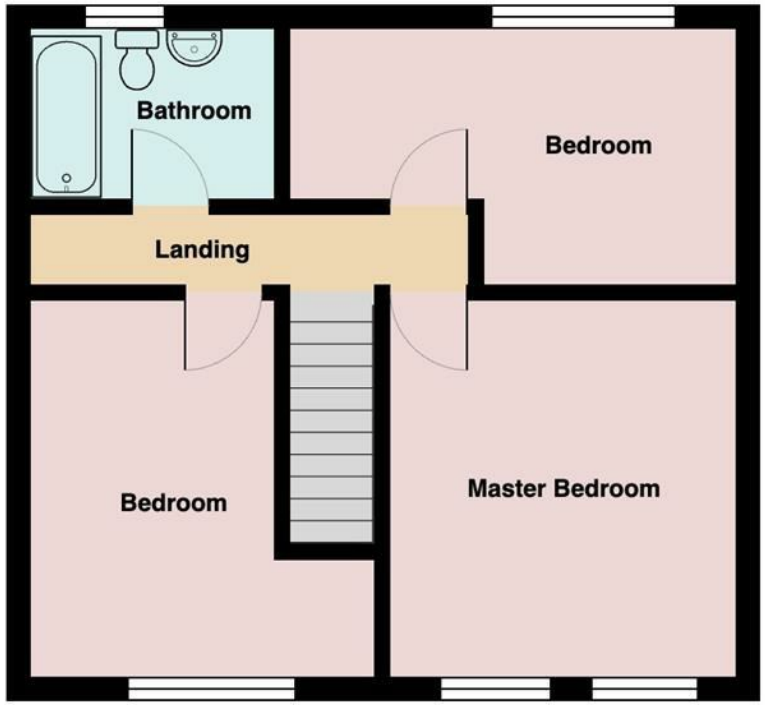

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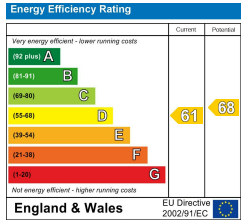




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