







### **The accommodation..**

The perfect blend of style and space, this fabulous home with tasteful decor throughout is accessible from the front elevation into a porch, leading into a particularly welcoming entrance hallway. There are two well proportioned ground floor bedrooms along with a spacious yet cosy lounge, a stunning breakfast kitchen, a stylish family bathroom and a useful utility area. The intelligently designed first floor boasts two more bedrooms and an ensuite shower room. The versatility of the accommodation is clear as a separate dining room or office could easily be created with the space on offer. As it stands it would suit a large or growing family just as much as those looking to potentially downsize to a quiet and popular village.

### **The kitchen**

This brilliant room affords a range of sleek wall and base units with laminate work top surfaces, a single stainless steel sink and drainer, an electric oven with a ceramic hob and motion sensitive extractor, an integrated dishwasher and a cleverly positioned integrated fridge freezer. This is all complemented superbly by both recess lighting and ceiling spotlights, a state of the art vertical radiator and a uPVC double glazed window with patio doors to the rear elevation opening on to the garden.

### **The bathrooms**

The contemporary ground floor, four piece bathroom is newly fitted and comprises a walk in shower, a panel bath, a low flush WC and a vanity wash hand basin. Additional features include ceiling spot lighting and a heated towel rail. The first floor ensuite consists of a further walk in shower, a vanity wash hand basin and a low flush WC.

### **Let's step outside..**

The property has a low maintenance, crushed stone frontage with a brick driveway leading to the detached garage which has power and light. To the rear is a delightful lawned garden and a large patio area, fully enclosed and private with gated access.

### **Completed works**

The vendors have done a full program of refurbishment with remedial works including the loft conversion, installation of

gas central heating, a wood burner, a full re-wire, newly fitted kitchen and bathrooms, re-plastering and re-decoration throughout and an intensive program of work and maintenance on the garden.

### **The location**

A popular location, the property is well supported by great transport links, with access to the delightful Morecambe Bay, the nearby city of Lancaster. and M6 junction 34 via the Bay Gateway link road. The neighbouring village of Hest Bank and Slyne itself host a good number of popular eateries and amenities and further afield Lancaster has a multitude of high street shops, restaurants, bars and supermarkets, as well as highly regarded schools.

### **Services**

The property is serviced with gas, electricity, mains water and drainage.

### **Tenure**

The property is Freehold with title number LAN290844.

### **Council Tax**

Band C via Lancaster City Council.

### **Viewings**

Strictly by appointment with Houseclub Estate Agency.

### **Energy Performance Certificate**

Available online - contact our sales office for any required additional information.

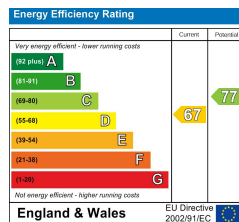
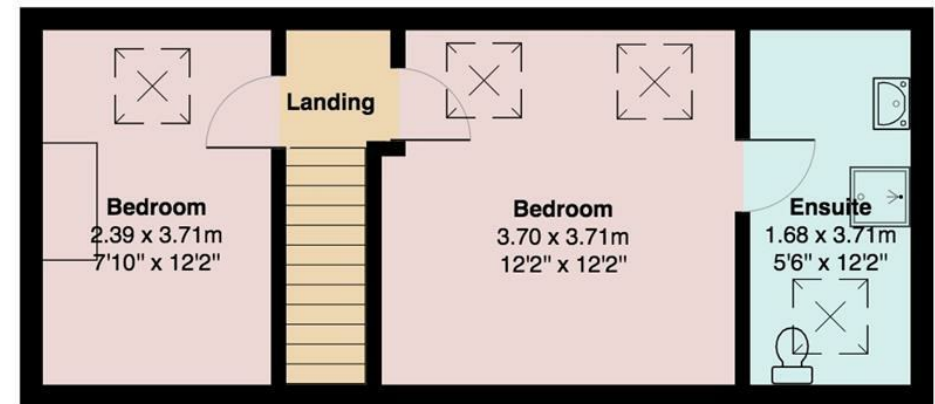












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