HOUSECLUB
ESTATE AGENCY

17 Rosebery Avenue, Lancaster, LA1 4DJ

£170,000

Inside The Home

Entry is through a beautiful wooden door, into a welcoming hallway, you'll immediately notice how well presented this property is. There are two reception rooms on the ground floor, the lounge features a box bay window filling the room with natural light, a fire and there is an open arch way leading into a spacious dining room. The kitchen to the rear is a little dated but functional, there is also a handy cellar for storage.

To the first floor you will find two bedrooms, both being generous in size allowing space for double beds. The property was previously a three bedroom property however the owner changed the configuration and built a separate shower room to the bathroom as it suited their needs. There is potential for future buyers to convert the property back to a three bed if they so wished.

Let's Take A Closer Look At The Area

Situated in the highly sought-after Bowerham area of Lancaster, this property enjoys a prime position within easy walking distance of local shops, everyday amenities and the well-regarded primary school. Perfectly suited to busy family life, the area offers a welcoming community feel while remaining conveniently close to the heart of the city. Lancaster city centre is just a pleasant stroll away, providing access to an excellent range of retail, dining and leisure facilities. For those commuting or travelling further afield, the property benefits from superb transport connections. Regular bus routes provide direct access to Lancaster University, while the nearby M6 motorway (Junctions 33 and 34) and the Bay Gateway offer swift links to the wider region, making this an ideal base for commuters, students and young professionals alike.

Let's Step Outside

To the front, the property enjoys a quaint garden which has been recently concreted to provide a neat, low-maintenance finish. Planted borders add a touch of greenery, while a brick boundary wall and gated access enhance both privacy and security. On-street parking is available on a first come, first served basis. The rear offers a private, courtyard-style garden, also designed for ease of upkeep with a concrete surface. Enclosed by walls and a double secure gate, this space provides a pleasant spot to sit and unwind, perfect for enjoying a morning coffee or soaking up the sunshine.

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.

Council Tax Band

This home is Band A 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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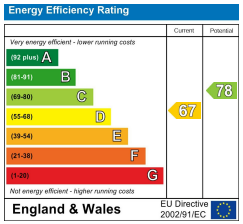

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Tel: 01524 771888
Email: info@houseclub.co.uk
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