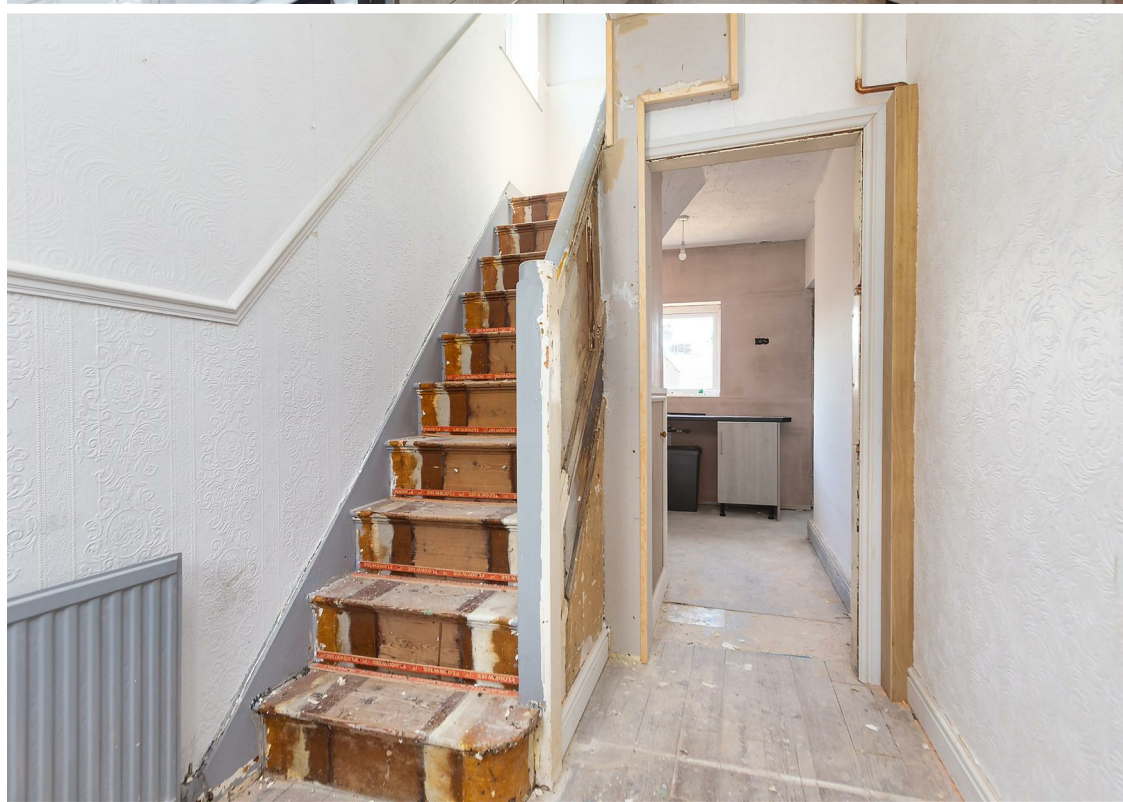






Inside The Home

A fantastic opportunity to purchase this three-bedroom semi-detached home, ideally located close to Lancaster city centre and offering excellent potential for first-time buyers looking for a property they can make their own.

Entering through a newly fitted composite front door, the welcoming hallway provides access to the ground-floor accommodation. To the front is a comfortable lounge featuring an electric fire and large window, creating a cosy and inviting space. A charming sliding stable door leads through to the dining room, with a further reception room to the rear overlooking the garden, offering flexibility for a family room, home office or additional entertaining space. The kitchen has already begun its transformation, having been replastered and prepared ready for the installation of new units, providing the perfect opportunity for the new owner to create a kitchen to their own taste.

To the first floor are two double bedrooms and a useful single bedroom. The generous master bedroom to the front benefits from fitted wardrobes and a fitted dressing table, making excellent use of the available space. The family bathroom has also had some improvements, including a new sink and toilet, with scope remaining to complete the room with a modern finishing touch.

A number of important improvements have already been carried out, including a new boiler approximately three years ago, replacement front and rear doors, lead valleys to the roof replaced approximately five years ago and the flat roof replaced approximately six years ago.

With three bedrooms, multiple reception areas, a garden and plenty of scope to finish and personalise, this is an exciting blank canvas in a convenient location close to Lancaster city centre. An ideal home for first-time buyers looking to add their own style and value.

Let's Take A Closer Look At The Area

Situated on Wensley drive, this property enjoys a highly convenient position close to Lancaster City Centre, making it an excellent choice for families, professionals and commuters

alike. Local convenience shops, well-regarded schools, a doctors' surgery and pharmacy are all close by, ensuring practical needs are well catered for. The area benefits from excellent transport connections, with regular local bus services providing straightforward access into Lancaster. For those travelling further afield, the Bay Gateway and Junction 34 of the M6 are both easily accessible, making commuting simple and efficient. For lovers of the outdoors, the location is particularly appealing. Idyllic walks can be enjoyed nearby, with the historic Lancaster Canal just a short stroll away, alongside access to beautiful surrounding countryside, offering the perfect balance between town living and nature.

Let's Step Outside

Externally, the property benefits from off-road parking for one vehicle, with scope to reconfigure the front garden to create parking for two. There is convenient side access leading to the rear garden, which is tiered and offers a fantastic blank canvas for the new owner to create their ideal outdoor space. A raised seating area to the top provides the perfect elevated spot to enjoy a morning coffee, while the garden is secure and enjoys a good degree of privacy, being barely overlooked. There is also a useful shed/garage with a double-glazed front door, providing excellent additional storage space.

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 B under Lancaster City Council.

Viewings

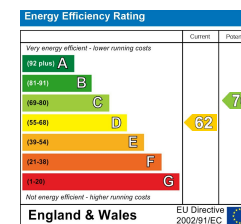
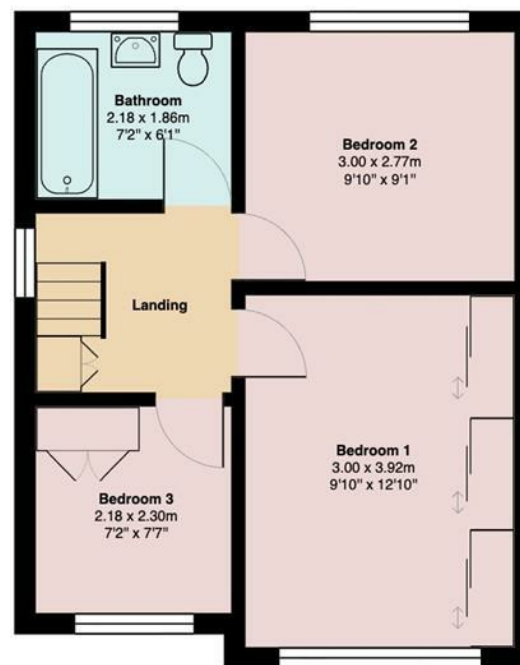
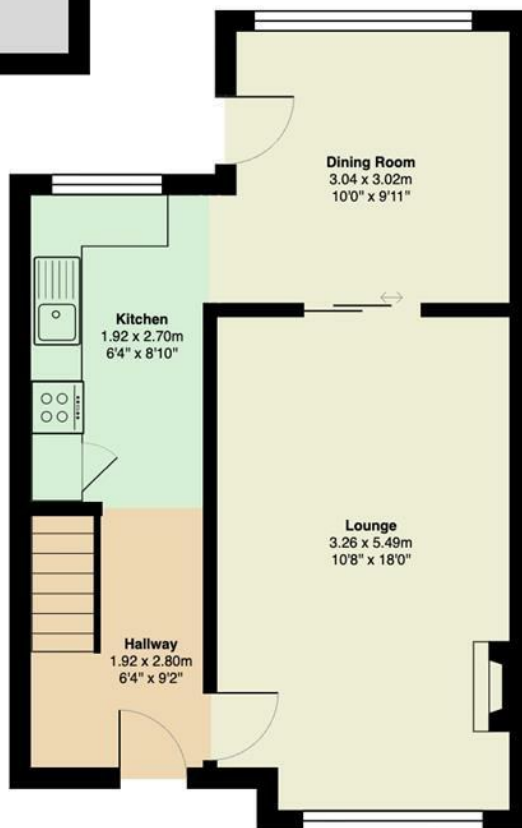
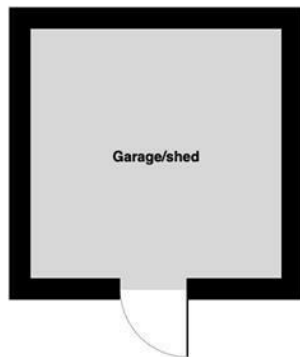
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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