





The accommodation..

Accessible from the the front elevation this superb property boasts a welcoming and spacious lounge, tastefully appointed with a feature media wall. Beyond that is a quite stunning and brand new fitted kitchen with an integrated stainless steel electric oven and hob with overhead extractor. The ground floor is completed by a rear lobby affording access from the rear where needed and a gorgeous, contemporary bathroom suite in white comprising a panel bath with overhead rain shower, a pedestal wash hand basin and a low flush WC. An ideal set up for a first time buyer or a buy to let landlord (assisted by it's superb energy efficient rating of C).

Lets look outside

The property has a flagged rear yard with secure gated access.

The location

Close to the River Lune and Lancaster Canal, this wonderful home has excellent access to the city as well as some rural walks for those who are looking for a quiet stretch of the legs in a peaceful setting. Frequent buses provide access to both Lancaster and Morecambe too. Local amenities include a doctor's surgery, pharmacy, two convenience shops and a local primary school. The nearby Rylands Park offers a great option for dog walking or a play area for children and the M6 motorway is a mere 5-10 minute drive away via the Bay Gateway.

The situation

The property is offered for sale with full vacant possession and no onward chain.

Works completed by the current owner.

The property has been laid bare and a full renovation has taken place. New plastering has been completed alongside a new central heating boiler, wiring works, a new kitchen, a new bathroom and superbly tasteful decor throughout. Additional refurbishment includes double glazing, fascias and rainwater goods as well as damp proofing.

Services

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

Tenure

The property is Freehold with title number LAN35933.

Council Tax

Band A via Lancaster City Council.

Viewings

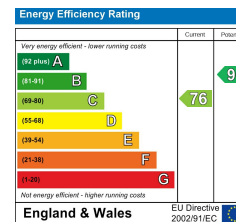
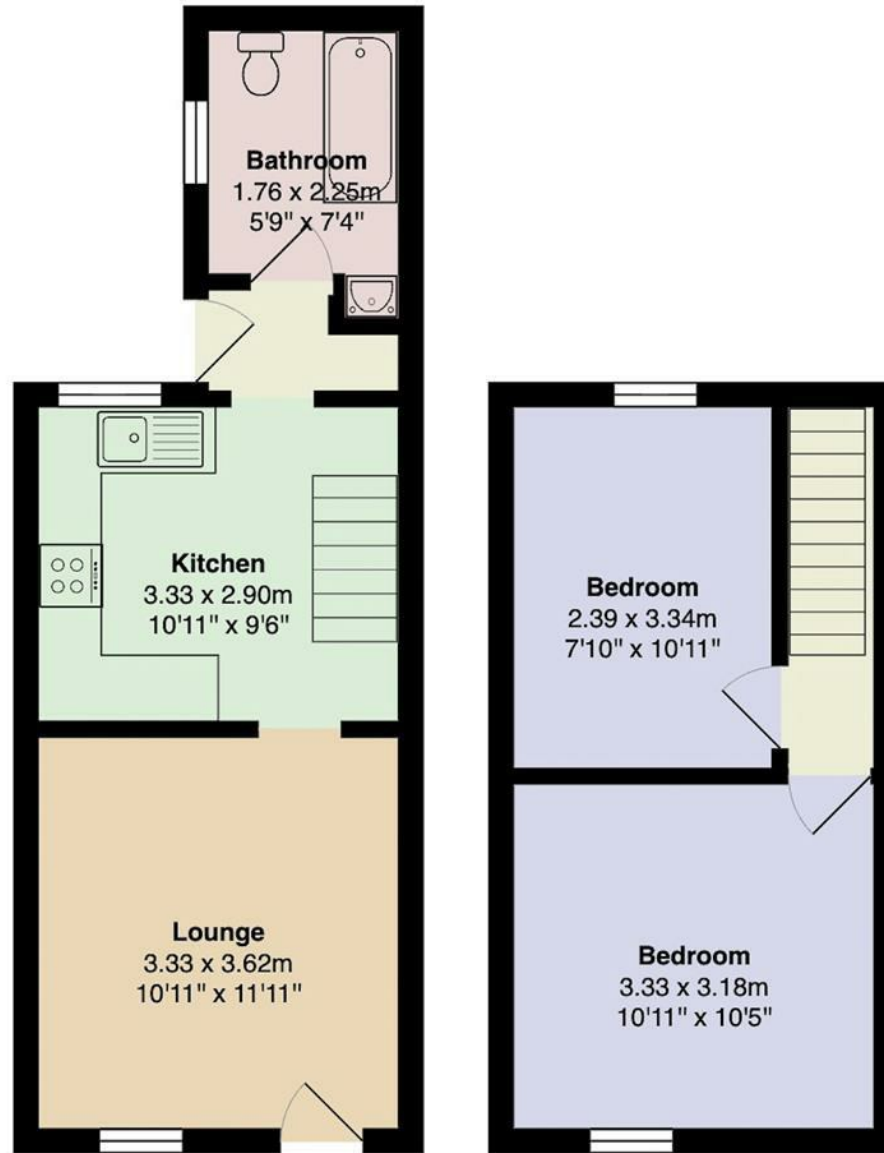
Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

A strong C rating, available online. Contact our office for additional information if required.







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