







## Inside The Home

A spacious and beautifully presented property having undergone a major refurbishment by the current owners. On the ground floor is a wonderfully inviting Living can be found, with built in storage and shelving. This leads into a stunning contemporary kitchen, fitted with a range of wall and base units providing ample storage solutions. A handy breakfast bar area can be found as well as fitted appliances include a four ring hob with extractor above and an oven below, as well as plumbing for a washing machine and space for a fridge freezer. Beyond this, a lobby area is located providing access to a sleek and stylish bathroom suite.

On the first floor are two well proportioned bedrooms can be found, both beautifully presented. To the second floor, two further bedrooms can be found providing four double bedrooms in total. The property is very well decorated and maintained with modern fittings and a cool and modern finish throughout. Perfect for families or young professionals seeking easy access to everything the City of Lancaster has to offer.

## Let's Take A Closer Look At The Area

Located within close proximity to the spectacular Williamson Park and iconic landmark, the Ashton Memorial, this stone built terrace also sits in a perfect position to access the wide range of amenities that the historic city of Lancaster has to offer. A good range of high street shops, restaurants, bars and supermarkets are all within walking distance, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the universities of Lancaster & Cumbria and further afield, with the M6 motorway lying just over three miles away with the option of heading to junctions 33 or 34.

## Let's Step Outside

The property benefits from courtyard frontage, with an enclosed private rear yard with gated access. The perfect place to socialise with family and friends or equally sit back unwind.

## The Situation

This home is offered with full vacant possession and no onward chain.

## Services

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

## Tenure

The property is freehold with a title number of LA831468.

## Council Tax

This home is Band A under Lancaster City Council.

## Viewings

Strictly by appointment with Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.





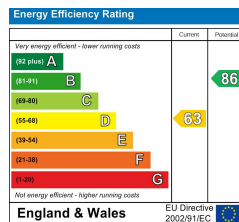








Total Area: 85.7 m<sup>2</sup> ... 923 ft<sup>2</sup>



# Your Award Winning Houseclub

