





## Inside The Home

This beautifully presented three-bedroom semi-detached family home, situated in the sought-after Hala area of south Lancaster, offers spacious, modern living throughout.

Upon entering, you are greeted by a spacious Entrance Hall with contemporary décor and luxury vinyl tiled flooring, providing ample space for coats and shoes. The front-facing Living Room features a large UPVC double glazed bay window and a charming feature fireplace – perfect for cosy evenings. At the rear, an impressive open-plan Kitchen-Diner with large uPVC double glazed windows, overlook the rear garden. The Kitchen is fully equipped with an integrated electric oven, a four ring gas hob with extractor above, and space/plumbing for a dishwasher, washing machine, and a large fridge-freezer.

The first floor offers three well-proportioned bedrooms: two doubles and a spacious single. The family bathroom, installed in 2024, is a modern three-piece suite, with a shower over the bath and stylish contemporary tiling and fittings.

The property is heated by gas central heating, powered by a combi boiler (installed within the last 8 years and annually serviced). Further improvements include a full re-roof, loft boarding, and a replacement loft ladder, all completed in Summer 2024. This well-maintained home requires little to no further work, making it an ideal choice for its next owners. Priced for a quick sale, early viewing is recommended to avoid disappointment!

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

Ingleton Drive is a quiet, desirable location, within walking distance of local amenities including Booth's supermarket, convenience stores, food retailers, community centres, and parks. The city centre and M6 are easily accessible, with the motorway just a 10-minute drive away and access to the access to the West Coast mainline train station of Lancaster. Families will appreciate the two nearby primary schools, with secondary schools just a short drive away.

## Let's Step Outside

To the front of the property, a small laid to lawn garden can be

found with planted borders. A secure wooden gate provides access to a generous rear garden. Partially laid to lawn with a large patio area, this area is ideal for alfresco dining and entertaining. Additionally, there are three secure brick-built outhouses, one of which includes a working W.C.

## Services

The property is fitted with a modern gas central heating boiler and benefits from mains electric, mains gas, mains water and mains drainage.

## Tenure

The property is Freehold. Title number: LA623029

## Council Tax

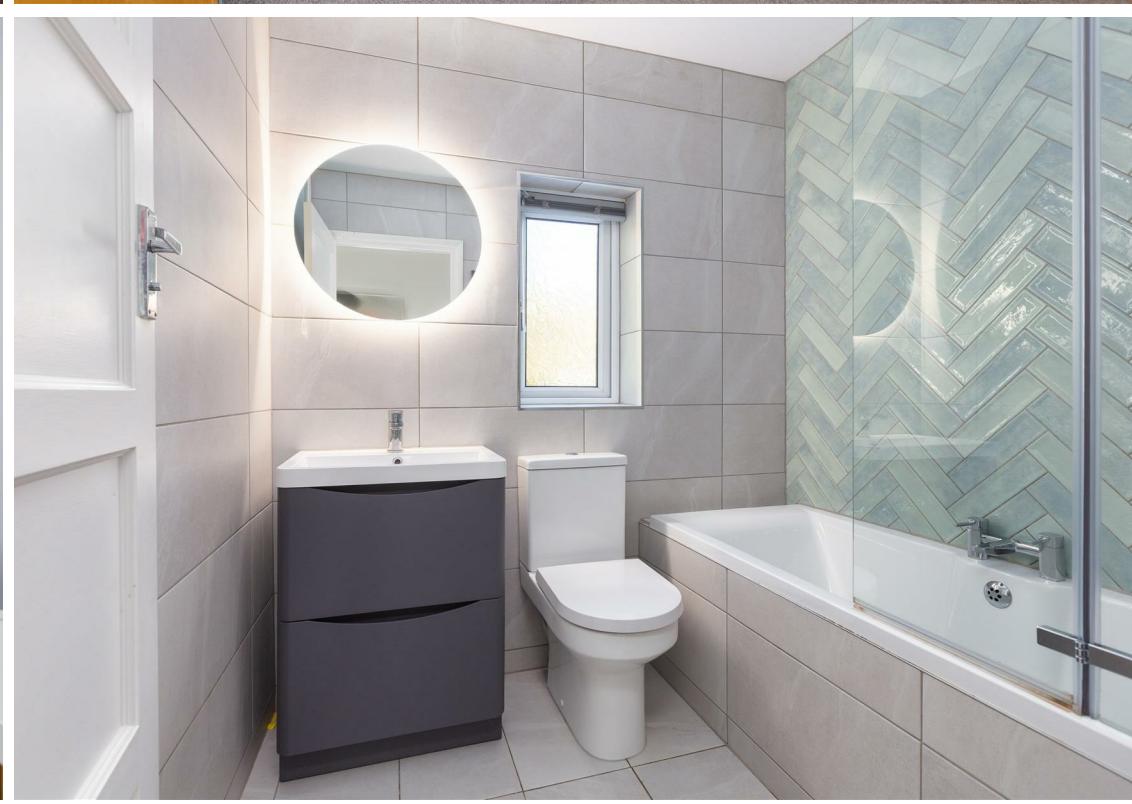
This home is Band B under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







Total Area: 92.6 m<sup>2</sup> ... 997 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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