





Inside The Home

Past the well-maintained frontage of the property, the entrance hall features solid wooden flooring with beautiful Victorian feature tiling. The high ceilings typical of this period can immediately be noticed, giving the property a deceptively light and spacious feel. Stairs to the first floor can be found, as well as access to an open plan living dining room. The spacious dining room is centred around a large inglenook style fireplace, and has a UPVC double glazed window overlooking the rear garden. The bay fronted living room provides the perfect back for cosy nights in, again centred around an ornate fireplace. Characterful features such as coving to the ceiling provide this beautiful home with nods to its historic past. The decor is soft and neutral, and the large windows flood the space with natural light.

Completing the ground floor, a beautiful kitchen can be found, featuring shaker-style wall and base units with complementary worktops over, and a freestanding range style oven with a four ring gas hob above. There is plenty of space for a fridge freezer and plumbing for a washing machine. A wooden stable door provides access to the rear garden.

Access to the cellar is through the dining room, perfect for additional storage needs.

To the first floor, two generous double bedrooms can be found, whilst the second floor houses the master. The two front bedrooms span the width of the house, and the master bedroom is fitted with a handy walk in wardrobe. The smaller bedroom is still spacious enough to accommodate a double or single bed, or can be used as a home office.

The large bathroom is stunning, with a four piece bathroom suite, including a free-standing, claw foot bath and separate walk-in shower.

This well cared-for home has been thoughtfully decorated in soft and warm colours, blending contemporary style with traditional period features. Significant maintenance has been carried out during its current ownership, including damp-proofing where needed to all three floors, and a replacement roof to the kitchen extension.

This superb property is move in ready and is perfect for a range of buyers. Book your viewing soon to avoid missing out!

Let's Take A Closer Look At The Area

Nestled in a quiet but well-connected neighbourhood near the banks of the River Lune, this wonderful home has excellent access to both town and country. It is approximately one mile north and in easy walking distance to the centre of Lancaster. Frequent buses provide further access. Local amenities include a doctor's surgery, pharmacy, two convenience shops and a local primary school. Nature lovers will be delighted by the stunning scenic river walks, where an array of birdlife can be found, and the nearby Rylands Park. With the M6 motorway a 10 minute drive away via the Bay Gateway, and the west coast mainline train station nearby, this neighbourhood truly offers the best of both worlds!

Let's Step Outside

To the front of the property, ample on road parking can be found. The front of the home is set back from the street by a small yard and low stone wall. To the rear, a delightful cottage garden can be found, laid to lawn with a range of mature, perennial plants and shrubs. This is the perfect back drop for summer BBQ's, alfresco dining or simply sitting out on a warm summers day. An outhouse can also be found as well as a secure stone walling, providing a safe and secure environment, with a handy rear gate leading to a shared alleyway.

Services

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

Tenure

The property is Freehold.

Council Tax

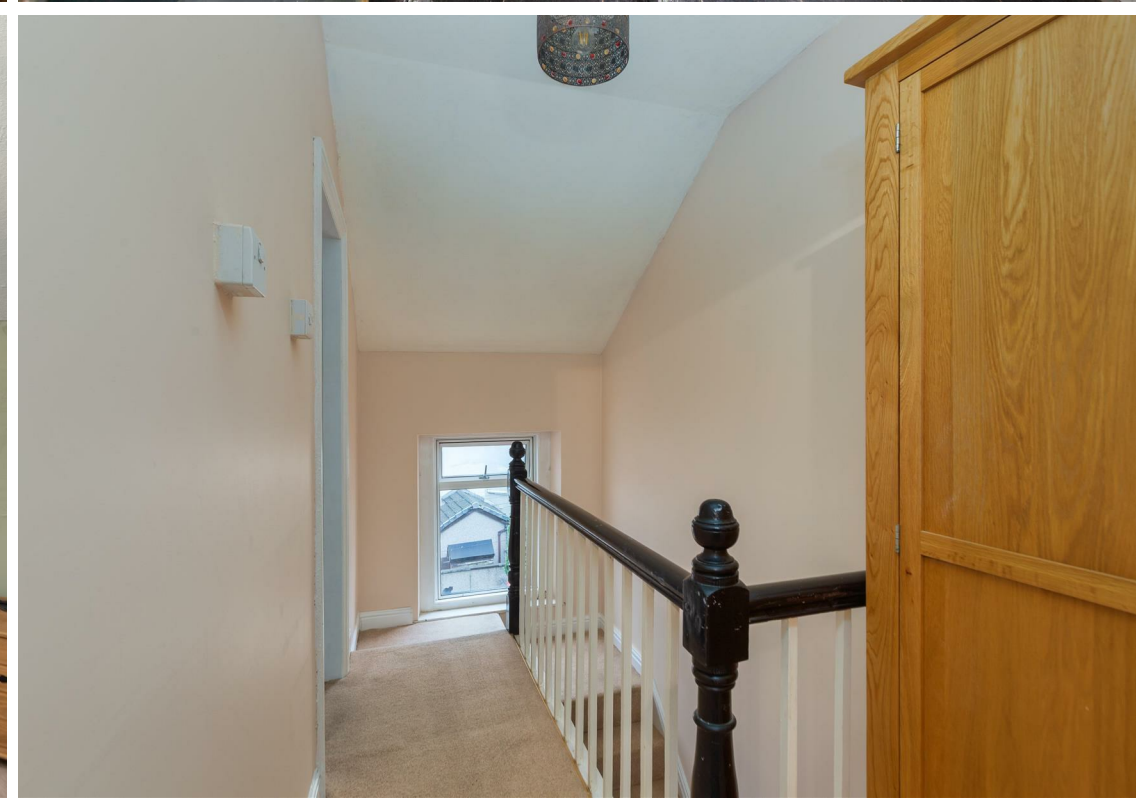
This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 107.5 m² ... 1157 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		59
(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

Your Award Winning Houseclub

