

Inside The Home

The moment you step inside, it's clear this home has been impeccably cared for and beautifully presented throughout. The welcoming lounge is both stylish and cosy, centred around a feature fireplace with electric flame effect, creating the perfect space to relax or entertain. There is also the added benefit of generous under-stairs storage, keeping the room effortlessly clutter-free. From the lounge you enter the kitchen diner thoughtfully designed with a range of units and ample workspace. There is plenty of room for everyday living, with space for a large fridge freezer and direct access to the rear garden, making it ideal for both family life and hosting. A built-in utility cupboard neatly houses laundry facilities, keeping everything practical yet discreet. The contemporary bathroom is finished to a high standard, featuring a stylish white suite with a P-shaped bath and overhead shower perfect for both quick mornings and relaxed evenings.

Upstairs, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single. The master bedroom is a particularly attractive space, benefitting from built-in storage and a calm, restful feel.

Overall, this is a truly immaculate, turnkey home stylish, modern and ready to move straight into. The current owner has done a fantastic job, creating a stunning home that needs absolutely no work.

Let's Take A Closer Look At The Area

Ideally positioned in a convenient and well-connected location, the property offers easy access to a wide range of local amenities. Lancaster city centre is within comfortable reach, providing an excellent selection of high street shops, cafés, restaurants, bars, and supermarkets. The area is well served by highly regarded primary and secondary schools, making it a popular choice for families. For commuters, regular local bus services operate nearby, while Lancaster's West Coast Main Line railway station offers direct routes to major destinations. The M6 motorway is also easily accessible, allowing convenient travel further afield. With universities, schools, and everyday amenities all close at hand, this well-located home presents an excellent opportunity not to be missed.

Let's Step Outside

The property continues to impress externally, with landscaped gardens to both the front and rear. The front garden is neatly astroturfed, creating an attractive first impression, while the rear garden has been thoughtfully designed with a combination of paved seating areas and lawn, ideal for relaxing or entertaining. Fully enclosed by fencing, the garden offers a private and secure outdoor space, perfect for families, pets or summer gatherings. On street parking is available on first come first served basis.

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. Title number: LA772077

Council Tax Band

This home is Band A under Lancaster City Council.

Viewings

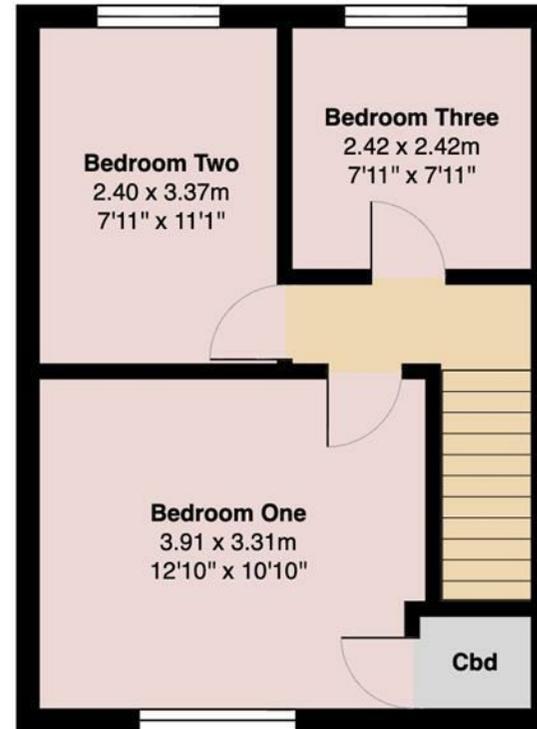
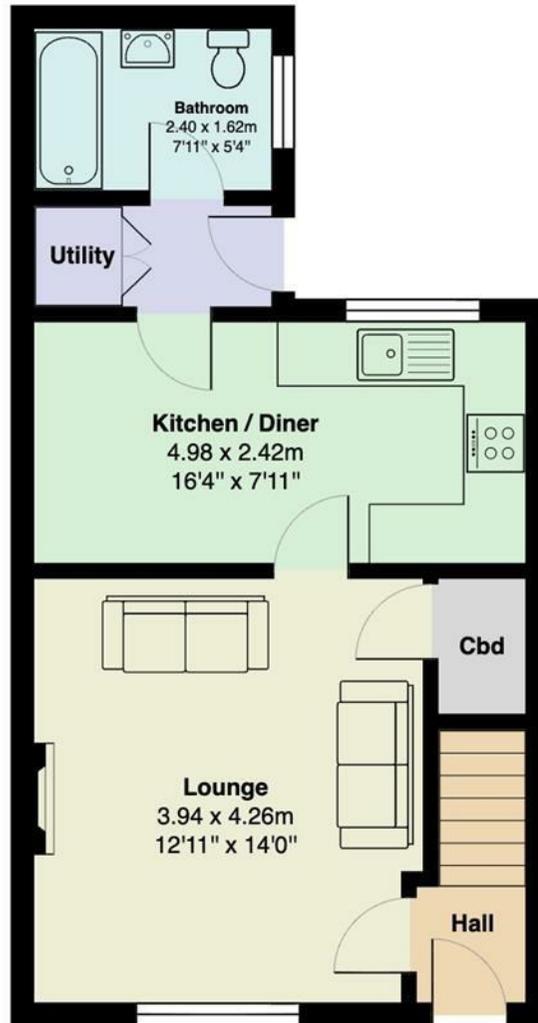
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D	65	73
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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