





Inside The Home

Entered via a solid wooden door, this leads into an Entrance Vestibule, with period feature tiling to the floor. Stepping into the Entrance Hall, 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 an Inglenook style fireplace. With a UPVC double glazed window overlooking the rear garden. A generous yet cozy 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. Completing the ground floor, a beautiful Kitchen can be found, fitted with a range of wall and base units with complementary worktops over and fitted appliances which include a freestanding range style oven with a four ring gas hob above. With space for a fridge freezer and plumbing for a washing machine, a wooden stable door provides access to the rear garden. Located in the Dining Room, access is provided to a Cellar Room, perfect for additional storage needs.

To the first floor, two generous Bedrooms can be found, whilst the second floor houses the master Bedroom. Fitted with a handy walk in wardrobe, and a stunning four piece Bathroom suite with a feature roll top, claw foot bath and a separate walk-in shower.

This superb home is move in ready and is perfect for a range of buyers from first time buyers and families looking for a sizeable home, in a well connected area.

Let's Take A Closer Look At The Area

Located near the banks of the River Lune, this superb property has excellent access to both town and country. With a range of amenities on its doorstep including a doctor's surgery, pharmacy, two convenience shops and a local primary school. With excellent access into the nearby city of Lancaster via a beautiful scenic river walk and local bus services, this property provides excellent access local and further afield, with the M6 motorway a 10 minute drive away and the west coast mainline train station.

Let's Step Outside

To the front of the property, on road parking can be found as

well as a small gated garden, providing access to the front of the home. To the rear, a generous laid to lawn garden can be found, providing 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.

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

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