









### Inside The Home

Located a stones throw away from the historic city of Lancaster, this stunning home has been extensively renovated throughout. With a full rewire, a newly installed central heating system and gas boiler, as well as a new kitchen, a stylish new bathroom, newly plastered and decorated throughout. No stone has been left unturned.

As you enter this beautiful home, you lead into a welcoming Entrance Hall, with stairs leading to the first floor. Two light and bright reception room await, with ample space for relaxation and entertaining. The Dining Room leads into a stylish Kitchen, fitted with a range of wall and base units, with integrated appliances including a four ring hob, with extractor hood above and an oven below, as well as space for a fridge freezer and plumbing for a washing machine. A UPVC double glazed door provides access to a spacious rear yard, whilst an inner door provides access to a Cellar Room.

To the first floor, two generous bedrooms can be found both beautifully with the rear bedroom providing rooftop views towards the imposing Lancaster Castle and Priory,. With a superb four-piece bathroom suite with a large shower cubicle and separate deep bath, with a built in storage cupboard, housing a gas central heating boiler.

This beautiful home is move in ready and provides a perfect blank canvas for a multitude of buyers. From first time buyers, young professionals and young families, move in to this turn key home with ease.

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

Located on Nun Street near Freehold, this home is furnished with a plethora of local and national shops, eateries and pubs, as well as handy access to local landmarks such as Williamsons Park and the historic Lancaster Canal. Dentists and doctors surgeries can be found, as well as easy access onto the M6 Motorway and the West Coast Mainline Train Station of Lancaster, providing excellent access further a field. With well regarded primary and secondary schools close by including the local Grammar Schools, two universities and simply access to the Royal Lancaster Infirmary, this home caters for all.

### Let's Step Outside

To the front of the property, on street parking can be found with a spacious rear yard providing the perfect back drop for alfresco dining and socialising with friends. This blank canvas provides ample space for planted pots, as well as enjoying a morning coffee and a good book on a warm summers day. Two outhouse storage rooms provide ample outdoor storage for items such as bikes and outdoor seating.

### Services

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

### Tenure

The property is Freehold. Title Number: LAN290593.

### Council Tax

This home is Band A under Lancaster City Council.

### Viewings

Strictly by appointment via Houseclub Estate Agency.

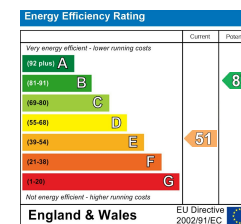
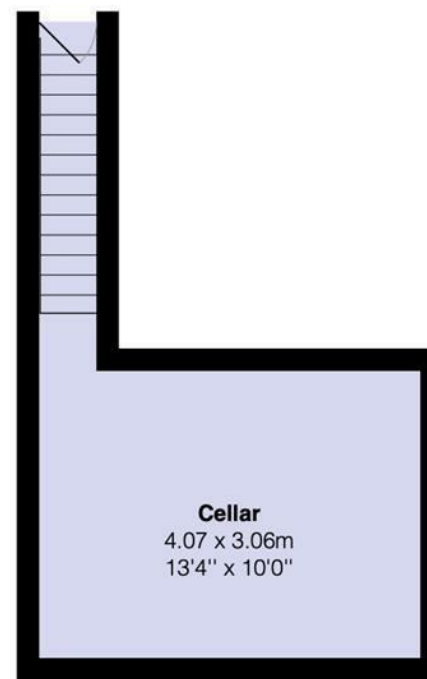
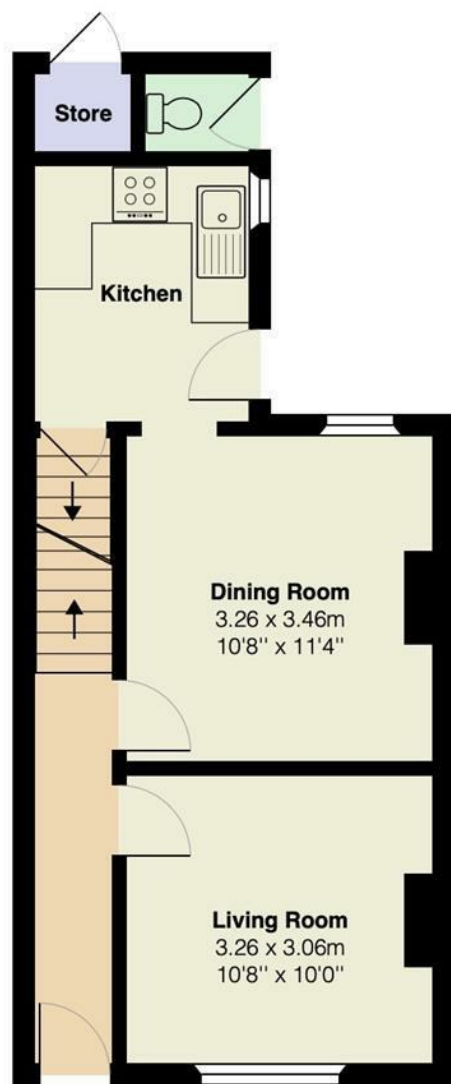
### Energy Performance Certificate

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









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