





Inside The Home

This light and bright semi-detached house is entered via a welcoming Entrance Hall, with stairs leading to the first floor and access to the living accommodation of this spacious family home. The Living Room is centred around a living flame gas fire, creating a warm and inviting focal point with ample natural light filtering through. This opens through to a spacious Kitchen Diner, with the Kitchen area fitted with a range of modern wall and base units, approximately four years old. Fitted appliances include a five-ring gas hob with extractor above and oven below, while there is also space for a fridge freezer and plumbing for a washing machine.

A Conservatory provides an excellent second reception room, offering a versatile additional living space, with a UPVC double glazed door providing direct access to the rear garden. The ideal room for allowing little ones to freely play between inside and out.

To the first floor, three generous Bedrooms comprising two double bedrooms and a single bedroom can be found, along with a modern three-piece family Bathroom installed approximately 4 years ago.

An attractive spacious home offering well-proportioned accommodation, modern facilities and convenient parking, making this an excellent opportunity for those seeking a comfortable and practical home, offered to the market with No Chain delay.

Let's Take A Closer Look At The Area

Located within walking distance of Lancaster City centre, Ashton Drive provides excellent access to the wide range of amenities this great city has to offer. With a multitude of high street shops, restaurants, bars and supermarkets, as well as a doctor's surgery and a pharmacy. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 20 minute walk away. Junction 34 of the M6 motorway provides access further afield and can be accessed within 10 minutes. For those with children, there are a number of highly regarded primary and secondary schools with simple access to both the Girl and Boys Grammar Schools, located in the city centre.

Let's Step Outside

Externally, the front garden features planted borders and ramp access, together with off-road parking for two cars and access to the detached garage. To the rear is a low-maintenance garden with a large paved area, planted borders and secure wooden fencing, providing an ideal outdoor space for relaxing and entertaining.

Services

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

Tenure

The property is Freehold. Title number: LAN182218.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band C. For more information, please see online or contact our office.







Total Area: 86.5 m² ... 931 ft²

Energy Efficiency Rating		
	Current	Possible
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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