





Inside The Home

Entered via a UPVC double glazed door, this leads into a welcoming Entrance with stairs leading into the first floor. To the right, a generous Living Room can be found fitted with a large UPVC double glazed window allowing ample natural light to fill into this beautiful home. To the rear, a large open plan Kitchen Diner can be found, providing the perfect backdrop for Sunday roasts with the whole family. Installed in 2023, the Kitchen area is fitted with a range of wall and base units with complementary worktops over and appliances which include a four ring gas hob with an extractor above and oven below, as well as space for a fridge freezer and plumbing for a washing machine. A modern gas central heating boiler can also be found hidden discreetly in a kitchen cabinet, with a UPVC double glaze window overlooking the secure rear garden. Plinth lighting add a subtle ambience to the room, with a handy under the stair storage cupboard providing even more storage. Opening into an extended Dining area there is ample space for a sizeable dining table, with a UPVC double glazed door providing access to the rear.

Located off the Living Room and originally forming part the garage, this area has been wonderfully converted into a second Sitting Room. Currently used as a home gym space, there is ample space for work from home office, a hobby room or a games room - The choice is yours. Access to a smaller garage space is also provided.

To the first floor, three well-proportioned bedrooms can be found all beautifully decorated to create a warm and cozy environment. Completing the first floor, a three-piece Bathroom suite can be found, as well as access to an insulated loft space.

Created to be a perfect base for a multitude of buyers from first timers to families, this property offers something for everyone located in a discreet yet central position.

Let's Take A Closer Look At The Area

Centrally located within walking distance of Lancaster City centre, Forest Park has 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 highly regarded primary and secondary schools. For

commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 10 minute walk away, with the M6 motorway providing access further afield. With a range of highly regarded local primary, secondary and universities a short walk away, this incredible home is not to be missed.

Let's Step Outside

To the front of the property off-road parking can be found for one vehicle located directly in front of the attached garage. Additional visits parking can also be found further along in this quiet cul-de-sac. To the rear, a generous rear garden can be found perfectly enclosed with wooden fencing and has been formed with low maintenance in mind. With an Astroturf lawn and a large paved patio area, enjoy alfresco dining with loved ones in a beautifully presented space.

Services

The property is fitted with a new gas central heating installed in 2023 with a 10 year warranty, this home has mains electric, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA690310.

Council Tax

This home is Band B 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: 87.1 m² ... 937 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C	74	
(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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