





Inside The Home

Entered via a UPVC double glazed entrance door, you are welcomed into a spacious Living Room, centred around a wall mounted fireplace. With a handy built in storage cupboard, this proceeds into a generous Dining Room fitted with dual UPVC double glazed windows, filling the room with ample natural light. This leads into a newly installed Kitchen fitted with a range of wall and base units, with complementary worktops over and integrated appliances which include a four ring electric hob, with extractor above and oven below, with space for a fridge freezer and plumbing for a washing machine. A newly installed three piece bathroom suite can also be found completing the ground floor.

To the first floor, two generous bedrooms can be found, with the second bedroom fitted with a built in cupboard providing additional storage. Having recently undergone a full upgrade, this property is a perfect blank canvas presenting a range of buyers with an exciting opportunity to create a truly wonderful home. From first time buyers, investors or those looking to downsize, this No Chain sale can appeal to all.

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 there is on road parking. To the rear, a handy garden spanning two sides of this lovely home, provides the perfect back drop for summer BBQ's, alfresco dining or simply sitting out on a warm summers day.

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. Title number: LA640344.

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.

Disclosure

The vendor is an estate agent which must be disclosed as per the Estate Agents Act 1979.







Total Area: 61.0 m² ... 656 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		

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EU Directive 2002/91/EC

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