

HOUSECLUB
ESTATE AGENCY

15 Lymm Avenue, Lancaster, LA1 5DA

£150,000

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Boasting bags of potential, this fantastic home offers someone the potential to create their dream home. Providing its current owners with a wonderful family home for over 50 years, this property has two spacious reception rooms, an extend kitchen, three generous bedrooms and a wet room. With off road parking, a large enclosed rear garden providing the perfect backdrop for family gatherings and alfresco dining, and a handy garage storage area.

Situated in a well connected area, Lymm Avenue is nicely tucked away yet only a stones throw away from Bay Gateway, providing access to the M6 motorway within approx. 10 minutes. With a well regarded local primary school and college a short walk away and amenities including a supermarket and local shops on the doorstep. This property provides families with a space to grow and create unforgettable memories.







Layout (With Approx. Dimensions)

Ground Floor

Entrance Hall
Entered via a UPVC double glazed door, with matching side window. This spacious area has stairs leading to the first floor, and an electric radiator.

Living Room
18'11" x 11'0" (5.79 x 3.37)
Fitted with a feature electric fireplace, sat upon a period feature tiled fireplace with matching hearth. With a UPVC double glazed window, sliding double glazed doors leading into a Conservatory. With picture rail and an electric radiator.

Conservatory
9'8" x 8'8" (2.96 x 2.65)
Of a UPVC double glazed construction, this spacious room provides an outlook and access, to the rear enclosed garden.

Kitchen
16'2" x 7'11" (4.94 x 2.43)
Fitted with a range of wall and base units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a freestanding cooker, with a four ring hob above and an electric oven below. With plumbing for a washing machine and space for a fridge freezer. With a range of useful built-in storage cupboards providing excellent storage, two UPVC double glazed windows and rear entrance door, providing access to the rear garden.

First Floor Landing
Fitted with a UPVC double glazed frosted window, access to a loft space and doors providing access to the bedrooms and bathroom.

Bedroom One
11'3" x 10'6" (3.43 x 3.21)
A bright and spacious room, fitted with a UPVC double glazed window.

Bedroom Two
11'6" x 7'10" (3.53 x 2.41)
A second generous room, fitted with a UPVC double glazed window overlooking the rear garden.

Bedroom Three
8'5" x 6'0" (2.57 x 1.83)
Fitted with a UPVC double glazed window.

Shower Room
Fitted with a three piece suite comprising a WC, a wash handbasin and a wet room style shower, with PVC panelled surround. With a UPVC double glazed frosted window and a radiator.

Outside
The front of the property, off-road parking parking can be found on a tarmac driveway, with decorative brick border. With a stone chipped garden and a wooden gate providing access to the side of the property, leading to a garage. To the rear, a large laid to lawn rear garden can be found, with secure wooden fencing, mature trees and planted borders. This provides the perfect backdrop for family gatherings, alfresco dining and safe play area for little ones.

Garage
17'10" x 9'4" (5.44 x 2.87)
Double wooden doors provide access to a garage area, providing excellent storage.

Services
Mains electric, mains water and mains drainage. A main gas connection is present at the property however this has been capped off. This can easily be restored.

Council Tax
Band B - Lancaster City Council.

Tenure
Freehold.

Viewings
Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate
The full Energy Performance Certificate is available on our website or by contacting our hybrid office.
Services - Mains electric, mains gas, mains water and mains drainage.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase




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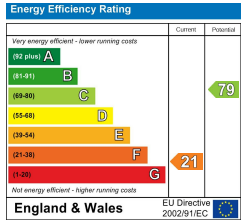



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