



1 Vale Road, Lancaster, LA1 2JN

A beautifully presented two bedroom end of terrace property, conveniently located near to local shops and schools, with excellent transport links to Lancaster city centre, surrounding villages and the motorway. Ideal for first time buyers and young professionals, the house has been stylishly decorated throughout and is move in ready with spacious, contemporary living and sleeping spaces.

Two large reception rooms greet you as you enter the property, with a large galley kitchen and practical utility room set behind. The interior feels bright and airy with high ceilings and large windows flooding each room with natural light. Upstairs the tiled main bathroom sits next to the separate WC, servicing the two double bedrooms* upstairs. There is no shortage of storage with a cupboard off the top landing and a large cellar beneath the house, perfect for maintaining the clean, modern feel.

A large paved rear garden, provides an ideal outdoor entertaining space, with a shed providing further storage and two gates leading to the alley beside.

A great property, with a warm, modern feel that has been lovingly curated by the current owners and is just waiting for you to add your touch!y

*The footprint/layout of this home could easily be reverted back to being a three bedroom.



Location

Hallway

15'5" x 3'1" (4.71 x 0.95)

An external UPVC door sits at the entrance to the house with a lead effect frosted window above providing natural light. Two double panel radiators are mounted above the vinyl tile flooring, creating a warm and welcoming hallway.

Reception 1

11'6" x 10'11" (3.52 x 3.35)

A spacious living room sits at the front of the property, with varnished floorboard flooring and a large double glazed bay window with bespoke shuttering. The large floor area has ample space for 2 sofas, shelving units, entertainment centre and coffee tables. A fantastic space for entertaining and relaxing.

Reception 2

13'4" x 10'11" (4.08 x 3.35)

A second reception sits at the centre of the house with a double glazed window onto the rear garden. With period tiled flooring and coving around the perimeter of the room, it is currently a characterful dining space. A large double panel radiator is mounted on the wall as you enter.

Kitchen

12'8" x 8'4" (3.87 x 2.55)

A stylish kitchen with over and under counter contemporary cabinetry on two sides. A double sink and drainer sits beneath the double glazed window onto the side aspect of the property with neutral tiling to ceiling. Appliances include a four ring gas hob, integrated double oven, dishwasher point and plug sockets for kitchen appliances. A tiled floor leads from the entrance to the cellar through to the utility room behind creating a seamless preparation space.

Utility Room

8'4" x 7'11" (2.55 x 2.42)

A practical utility room sits at the rear of the property filled with light from a double glazed window to the side, an overhead skylight and glass paned external door to the rear garden. There is a counter installed with a tiled backsplash, beneath are utility points for a washer and dryer. The boiler sits in the opposite corner, with a sleek tiled floor and white painted walls.

Landing

9'0" x 5'6" (2.75 x 1.7)

Natural wood stairs with white painted kickboards lead to the first floor. The landing connects the upstairs rooms, with varnished floorboards, painted white woodwork and a neutral wall colour. There is space at the top of the stairs for a small table, with access to a storage cupboard next to the main bedroom.

Bathroom

8'9" x 8'5" (2.69 x 2.59)

The main bathroom features tiled flooring and tiled walls with a fully tiled shower enclosure. A bath is set into a platform beneath the frosted double glazed window onto the rear garden. A separate corner shower unit with a heated towel rail and double panel radiator complete the spacious bathroom.

WC

5'6" x 4'11" (1.7 x 1.52)

A tiled modern bathroom with a low flush toilet, contemporary pedestal sink, storage alcove and a frosted double glazed window looking out to the side of the property providing natural light.

Bedroom 1

14'4" x 11'6" (4.38 x 3.52)

A spacious double bedroom located at the front of the property with two double glazed, lead effect windows looking out the front aspect. Beautifully decorated to create a contemporary sleeping space with varnished floorboard flooring. There is ample room for a large bed, wardrobe, dressing table and bedside tables with an overhead pendant ceiling light completing the room.

Bedroom 2

13'2" x 8'9" (4.03 x 2.67)

A double bedroom sits at the top of the stairs, with varnished floorboards and a double glazed window looking out onto the rear garden. Featuring an overhead pendant ceiling light, internal wooden door and a double panel radiator. Currently used as a home office, it would also make a fantastic second bedroom, nursery or hobby room.

Store Cupboard

3'4" x 2'7" (1.04 x 0.81)

Storage cupboard located off the main landing, with shelving, ideal for storing clothes and towels to keep the home feeling clutter-free.

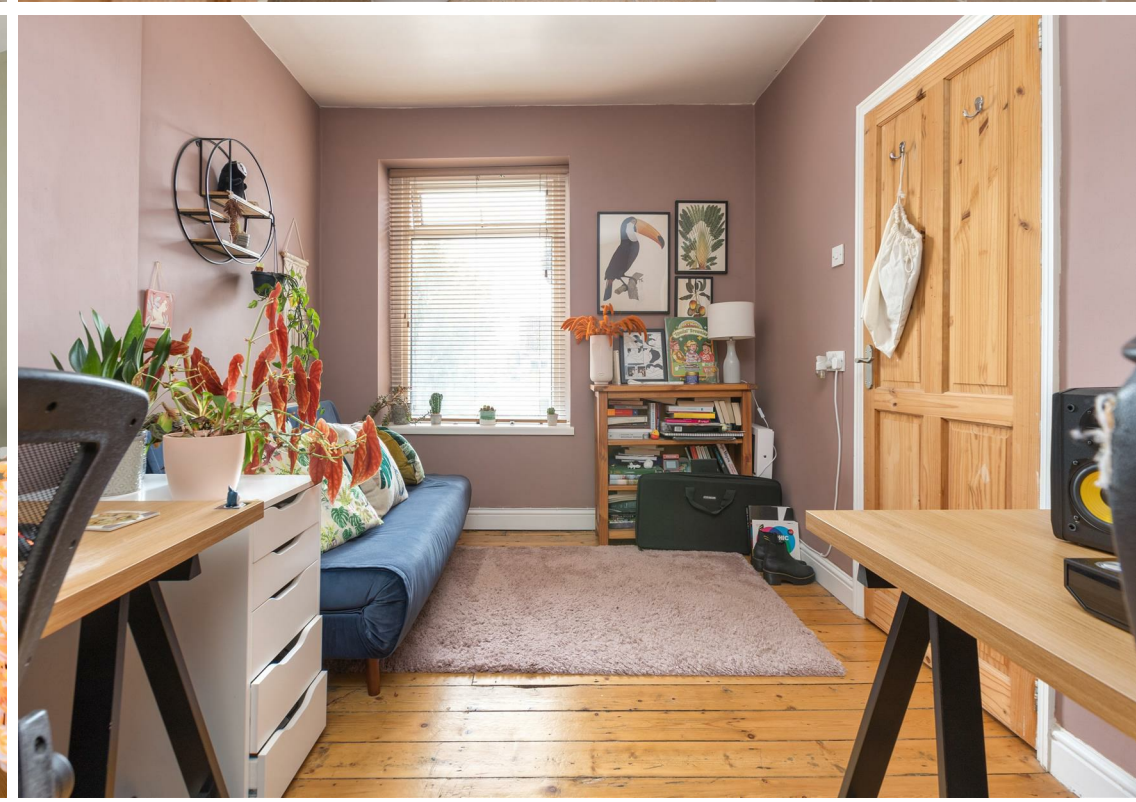
Cellar

14'6" x 10'11" (4.43 x 3.35)

A large cellar with electric lighting sits beneath the house, accessed from a doorway beside the kitchen. Perfect for storage or for use as an additional workspace.

External

A well-proportioned, south-facing rear garden with a large paved patio. Currently housing a storage shed and seating, not overlooked by neighbours, it is the perfect space for entertaining in the warmer months. There is side access through two separate gateways to the alley beside.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) 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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