





Inside The Home

Upon entering the property, you are welcomed by a spacious Entrance Hall, leading through to a generous Living Room featuring an attractive fireplace and ample space for both relaxing and dining. The Kitchen is fitted with a range of wall and base units, complemented by worktop surfaces and a selection of appliances, including a four ring gas hob with extractor hood above and oven below.

A separate Utility Room provides plumbing for a washing machine, space for a tumble dryer and fridge freezer, along with the added benefit of a gas central heating boiler installed in 2025. With stunning views across Morecambe Bay and the surrounding Lancashire countryside.

To the rear of the property are two well-proportioned Bedrooms, both benefiting from fitted wardrobes and useful built-in storage. The accommodation is completed by a Shower Room fitted with a three-piece suite and complementary tiling.

Further benefits include internal access from the Utility Room to the attached Garage, which features an up-and-over door, lighting and power.

This attractive true bungalow offers well-proportioned accommodation and will appeal to a wide range of buyers. Offered to the market with No Chain, don't delay viewing this beautiful home.

Let's Take A Closer Look At The Area

Located in the popular Hala area of Lancaster, this property is ideally placed for a range of local amenities, well-regarded primary and secondary schools, including Lancaster's Grammar Schools, and excellent transport links with a main bus route located a short walk away. Lancaster is a historic city offering a vibrant mix of shops, cafés, restaurants and leisure facilities, alongside attractions such as Lancaster Castle and Williamson Park. Lancaster railway station provides access to the West Coast Main Line, and the M6 motorway is less than a 10-minute drive away, making this an ideal location for retirees, families and commuters alike.

Let's Step Outside

Externally, the property benefits from a large area of block paved off-road parking to the front, alongside access to an attached garage and a laid-to-lawn garden. To the rear, a further laid-to-lawn garden can be found with planted and stone chipped borders providing an attractive, low maintenance outdoor space to enjoy. With a large paved patio area, enjoy alfresco dining in the warmer months of the year with loved one.

Services

The property is fitted with a new gas central heating boiler, installed in 2025, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA631527.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
64		
England & Wales		EU Directive 2002/91/EC

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