





Inside The Home

Stepping through the entrance door, you lead into a spacious living room, fitted with a UPVC double glazed window filling the room with ample natural light. Centred around a living flame gas fireplace, this provides a cosy ambience perfect for quiet nights in. Leading into a generous kitchen, this room is fitted with a range of wall and base units providing ample storage, with integrated appliances including a four ring hob, with an extractor hood above and an oven below, as well as plumbing for a washer and space for a fridge freezer. This leads into a rear hall with a UPVC double glazed door providing access to the rear and access to the family bathroom completing the ground floor.

To the first floor, three generous bedrooms can be found, proving ample space for rest.

This superb home provides a plan canvas for a range of buyers from first timers to investors. Don't miss out.

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 doctors 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 rear yard can be found providing the perfect place for potted plants, alfresco dining and family BBQ's on a warm summers day. Two handy outhouse store rooms can be found, as well as a ginnel providing handy access to the front of the property.

Services

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

Tenure

The property is Freehold. Title number: LA638880.

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.







Total Area: 65.8 m² ... 709 ft²

Energy Efficiency Rating		
	Current	Potential
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 EU Directive 2002/91/EC

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