





The accommodation

A welcoming entrance hallway greets you as you enter this charming, honest home through the composite front door. This provides access to the cosy yet spacious bay fronted lounge, a well proportioned dining room and the kitchen which comprises fitted wall and base units, a single sink and drainer, a gas cooker point and a quarry tiled floor amongst other features. Upstairs there are three well proportioned bedrooms and a relatively contemporary three piece shower room consisting of a walk in shower, a low flush WC and a pedestal wash hand basin.

Let's step outside

The property benefits from courtyard frontage setting you back from the street, and has a lovely enclosed and private lawned garden to the rear. The garden is awash with established shrubs and flower bed borders, the perfect size for those who take an interest.

The location..

A desirable area, the property lies in Fairfield, a perfect position to access the wide range of amenities that the historic city of Lancaster has to offer. A wealth of high street shops, restaurants, bars and supermarkets are all within walking distance, as well as a number of cultural highlights such as the iconic Lancaster Castle, the Priory or the Ashton Memorial. This area is blessed with a number of highly regarded schools, the Royal Infirmary and the super handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the universities of Lancaster & Cumbria, and further afield, the M6 motorway and Bay Gateway lies just over three miles away.

The situation.

The property is offered for sale with full vacant possession and no onward chain.

Services

The property is serviced with gas, electricity and mains water and drainage.

Tenure

The property is Freehold.

Council Tax

Band B via Lancaster City Council.

Viewings

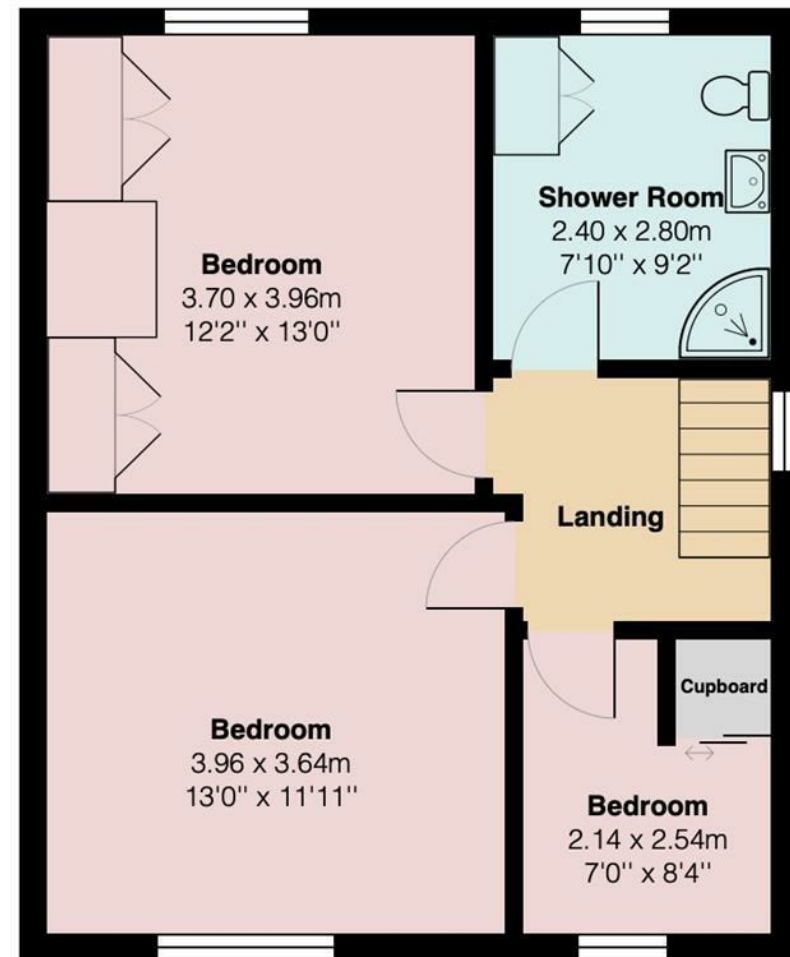
Strictly by appointment via Houseclub Estate Agents.

Energy Performance Certificate

Available online with all further queries to be directed to our estate agency office.







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 EU Directive 2002/91/EC

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