

HOUSECLUB
ESTATE AGENCY

30 Bay View Avenue, Slyne, Lancaster, LA2 6JS

£460,000









The Accommodation

Entering through the front door into the hallway, you'll immediately notice the property's contemporary finish with underfloor heating and ceiling downlighting featured throughout. The hallway provides access to the ground floor accommodation, with stairs leading to the first floor. To the right is Bedroom Three, a double room with a front aspect window, with Bedroom Two situated opposite, also a double room with a front aspect window. The downstairs shower room comprises a three piece suite including a WC, vanity wash hand basin and walk-in shower, with a side aspect frosted window. A useful utility room provides plumbing for a washing machine and dryer. The open plan kitchen and living space is a fantastic feature of the property, offering a generous and light-filled room with oak wood flooring, ceiling spotlights and an attractive sky lantern. The kitchen is fitted with a range of paneled wall and base units, complemented by quartz work surfaces and a central island with breakfast bar. Further features include a stainless steel sink with Quooker instant boiling water tap, warming drawer, double oven, microwave, NEFF induction hob with extractor hood, integrated dishwasher and wine cooler, along with space for a fridge freezer and additional pantry storage. Underfloor heating and a built-in air conditioning system complete the space, with a rear aspect window and glazed French doors providing access to the garden. French doors lead through to a second reception room, offering a versatile space for use as a further lounge or dining room. A cast iron log burning stove provides a charming focal point. The first floor continues with the property's contemporary finish, with Bedroom One being a particularly spacious double room featuring dual French doors opening onto Juliette balconies and access to the ensuite. The ensuite comprises a four piece suite including a WC, vanity wash hand basin and walk-in shower with glass divider, complemented by underfloor heating, fitted toiletries storage and a rear aspect window. The family bathroom is fitted with a freestanding bath, WC and vanity wash hand basin, along with fitted storage, eaves access and underfloor heating. Part tiled walls and flooring and a wall mounted heated towel rail complete the room. Bedroom Four is a further double room situated to the front of the property, with a Velux roof light.

Lets Look Outside

To the front is a laid to lawn garden with planted beds and a paved double driveway providing off-road parking, enclosed by fencing. To the rear, French doors open onto a flagged patio, with steps leading down to a further lawned garden with planted borders, fencing and a useful garden shed with power and lighting. There is also an extremely handy undercroft with electric and lighting providing an excellent storage option as well as an outside tap and sockets for ease of maintenance.

The Location

A popular location, the property is well supported by great transport links, with access to the delightful Morecambe Bay, the nearby city of Lancaster. and M6 junction 34 via the Bay Gateway link road. Slyne with Hest itself hosts a good number of popular eateries and amenities and further afield Lancaster has a multitude of high street shops, restaurants, bars and supermarkets, as well as highly regarded schools. The proximity to the bay is a huge plus and the sunsets to the rear elevation here are quite spectacular.

The Situation

Services

The property is serviced with gas, electricity, mains water and drainage. Ultrafast Broadband speed is available at the property.

Tenure

The property is Freehold with title number LA788233.

Council Tax

Band C via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Band C and valid until November 2036. View online or by contacting our sales office.

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

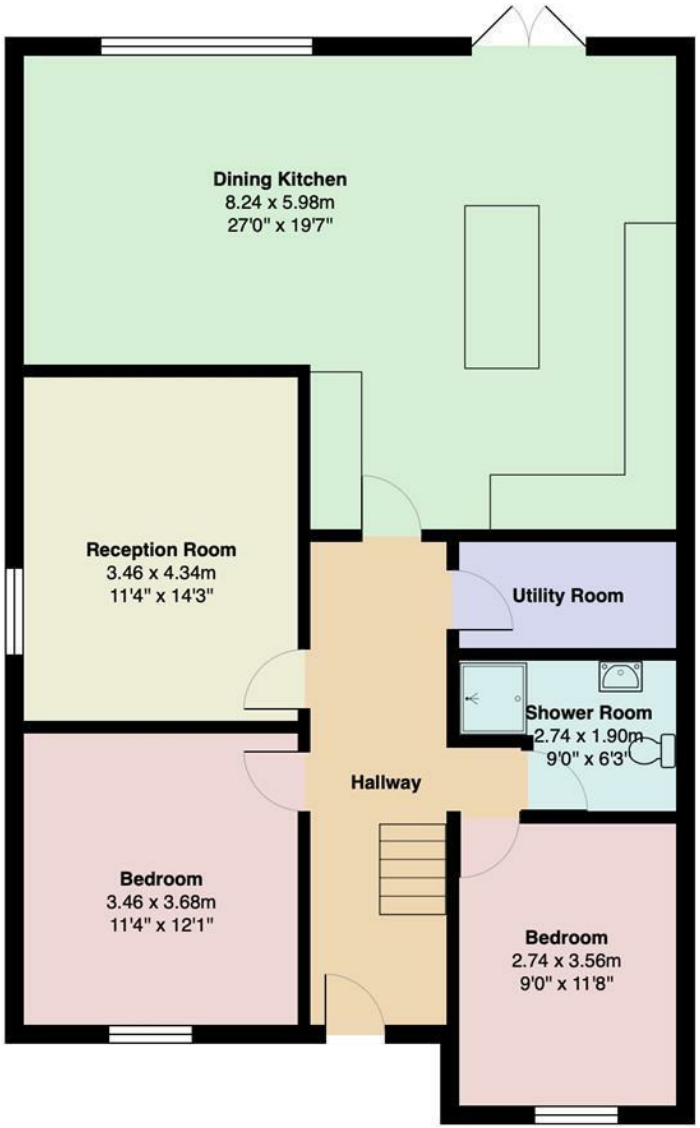


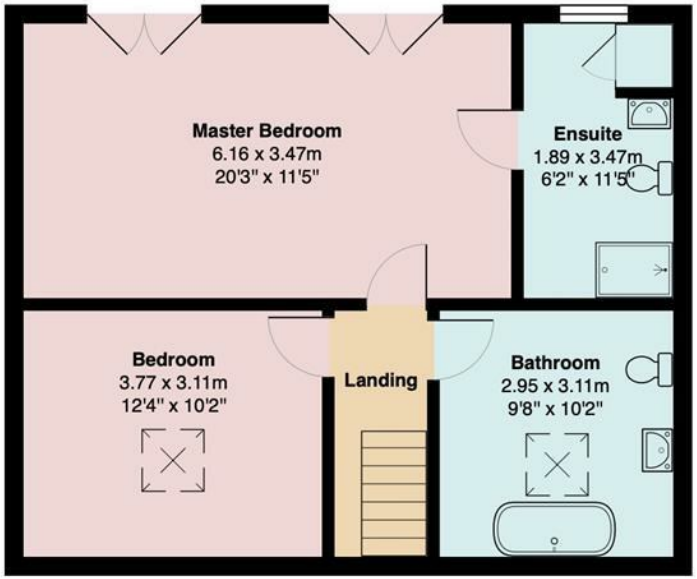


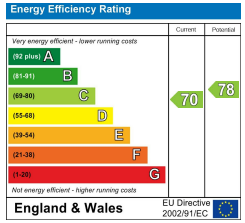












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