





## 19 Harewood Avenue, Lancaster, LA1 4PA

Providing style and space, this beautiful family home has something for everything. Quietly placed in a discreet area of South Lancaster, this welcoming home has spacious living spaces including a large living room, an open plan kitchen diner and two bathrooms, as well as three generous bedrooms. With off road parking for approx. three cars, and a safe secure rear garden, perfect for allowing little ones to run and play. Offered to the market with No Chain.

This superb family home offers purchasers a plethora of schools, shops and excellent transport links. For those who commute, a short drive into the city centre provides access to the West Coast mainline train station of Lancaster and the M6 motorway less than a 10 minute drive away. For those who don't drive, or teenagers who require public transport, a main bus route can be found a short walk away providing easy access to the city and beyond.



**Layout (With Approx. Dimensions)**

**Ground Floor**

**Entrance Vestibule**

Entered via a UPVC double glazed frosted door with surrounding windows, this leads into a small entrance vestibule. With luxury vinyl tiled flooring and a built in cupboard housing the metres. An Oak frosted glass door leads into:

**Bedroom One**

**10'7" x 8'11" (3.24 x 2.74)**

A bright and spacious room, fitted with a UPVC double glazed window and a radiator.

**Living Room**

**16'11" x 11'0" (5.16 x 3.36)**

A large and spacious room, fitted with a UPVC double glazed bay window allowing ample natural light to flow through the room. With a handy understairs storage cupboard and two radiators. Stairs lead to the first floor.

**Shower Room**

**8'3" x 7'2" (2.53 x 2.19)**

Large and spacious room, fitted with a three-piece suite comprising a WC, a wash hand basin and a large shower cubicle, with waterfall and second showerhead, with a tiled and boarded surround. Fitted with two UPVC double glazed frosted windows, an extractor fan, downlighters, heated towel rail and tiled flooring.

**Open Plan Kitchen Diner**

**12'6" x 11'0" (3.82 x 3.37)**

A bright and spacious room, fitted with a range of high gloss wall and base units with a complementary worktop over, and a one and a half stainless steel sink unit, with mixer tap and drainer. Integrated appliances include a four ring electric hob with extractor above, a high-rise oven, as well as an integrated dishwasher, plumbing for a washing machine and space for an American fridge freezer. With under cabinet lighting, downlighter, a UPVC double glazed window, a handy built-in pantry area housing a Baxi gas central heating boiler and tiled flooring. This room opens into a spacious dining area with UPVC double glaze siding doors provide access to the

rear. With a range of handy built in storage cupboards, downlighters, luxury vinyl tiled flooring and a radiator.

**First Floor Landing**

Stairs lead from the living room to a first floor, with downlighters and doors, providing access to two further bedrooms and a family bathroom.

**Bedroom Two**

**16'8" x 9'0" (5.09 x 2.76)**

Fitted with a built-in storage cupboard, a Velux double glazed window, downlighters and a radiator.

**Bedroom Three**

**10'7" x 9'6" (3.25 x 2.92)**

Fitted with a large built in wardrobe with mirrored sliding doors, providing ample storage. A UPVC double glazed window overlooks the rear garden and a radaitor. A half wooden door provides access to a large eaves storage, with light.

**Bathroom**

**9'2" x 6'7" (2.81 x 2.01)**

Fitted with a three-piece suite comprising a WC, a wall mounted wash hand basin with handy storage drawer below and a dual ended deep bath with a shower over and tiled surround. With a UPVC double glazed frosted window, downlighters, extractor fan and a heated towel rail.

**Outside**

To the front of the property there, a large block paved driveway can be found, providing off road parking for approx. three cars. With decorative block pave border, and solid wooden and metal gates providing access to the rear. To the rear, an Astroturf lawned garden can be found, with paved patio areas and a raised decking area, providing the perfect space to sit out and relax on a warm summers day. With planted borders, secure wooden fencing, a handy garden shed, there is ample space for a sizeable dining table, perfect for alfresco dining.

**Services**

Mains electric, mains gas, mains water and mains drainage.

**Council Tax**

Band C - Lancaster City Council.

**Tenure**

Freehold.

**Viewings**

Strictly by appointment with Houseclub Estate Agents, Lancaster.

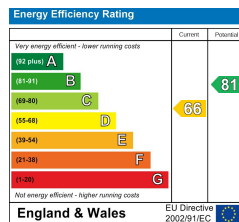
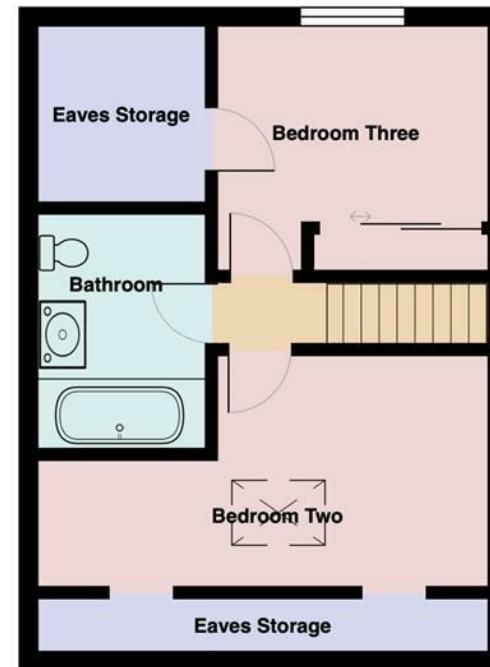












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