





Inside The Home

Stepping through the Entrance Porch, you are welcomed into an Entrance Hall steeped in history. With an Oak wooden staircase leading to the first floor and matching Oak wooden panelling to the walls, this bright and spacious Hall provides access into the living areas. The Living Room provides the perfect backdrop for warm and cosy evenings nestled around the fire. With a large UPVC double glazed bay window filling the room with ample natural light. The open plan Kitchen Diner provides an excellent entertaining area, with tri-fold doors leading to the rear Garden. The Kitchen area was beautifully modernised approximately 2 years ago, with a range of high gloss units and robust granite worktops, with a feature range oven taking centre stage. This proceeds on to an excellent versatile area of the home. The current owners had visions of this room becoming a purpose Gym space, however the room has scope to be an excellent work from home space, third sitting room or a children's play room. With a handy WC, a Utility Room and access to the Garage. To the first floor there are three generous Bedrooms and a four piece modern Bathroom suite, as well as access to Loft room.

Let's Take A Closer Look At The Loft Space

This wonderful space oozes potential for a plethora of buyers. Currently used as a study area, the current vendors have had plans permitted for the hip to gable extension which would involved re-siting the current stair case to the gable to the property and adding an ensuite. With a sizeable dormer to the rear, purchasers can be assured the room would again ample space for a sizeable master bedroom.

Let's Step Outside

To the front of the property a block paved driveway provides off road parking for approximately 4 cars. With secure metal gates leading to an attached garage and a mature planted border. To the rear of the property, a raised patio area can be found, providing the perfect space for alfresco dining, or simply sitting out with a good book on a warm summers day. A handy work from home office conservatory space can also be found with a fibre glass roof which was replaced approximately 4 years ago. A useful Astro-turfed lawn and well stocked planted borders frame this beautiful area whilst secure fencing makes it a safe haven for young ones to run and play, or simply the perfect space to sit back and relax.

Services

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

Tenure

The property is Freehold.

Council Tax

This home is Band E under Lancaster City Council.

Viewings

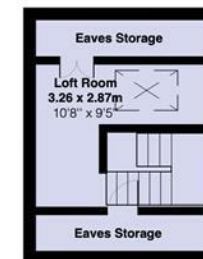
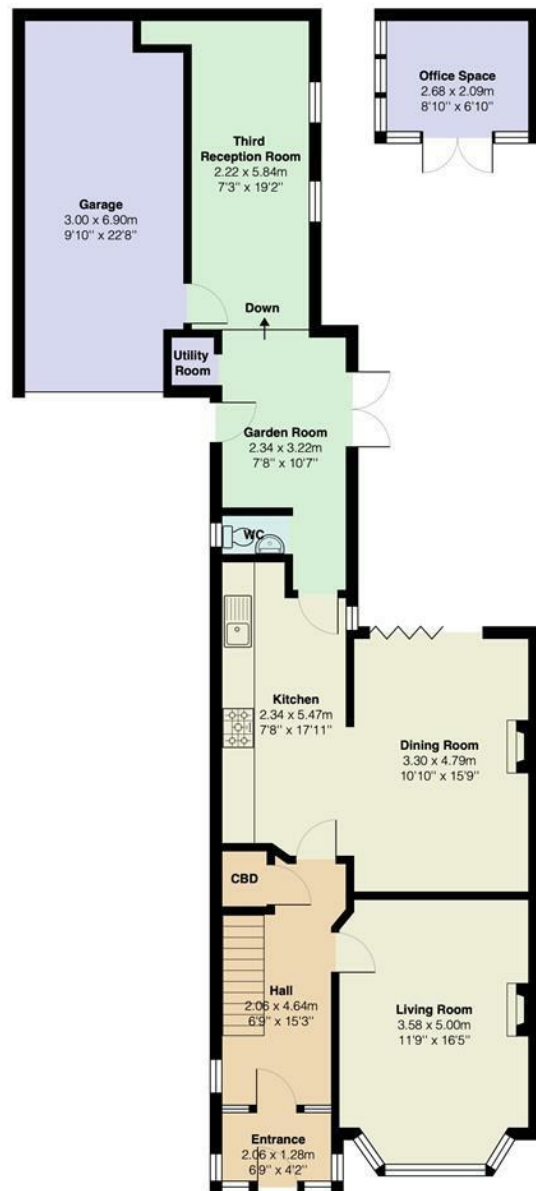
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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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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