





The accommodation..

Accessible from the front elevation and into a welcoming entrance hallway the intelligently designed ground floor offers free flowing accommodation, ideal for family living as well as entertaining. The tastefully appointed lounge manages to be spacious yet cosy at the same time and it runs into a lovely dining room. Beyond that is the conservatory which overlooks the beautiful, private and well maintained rear garden. It doesn't end there! The contemporary kitchen is ably supported by a handy utility room and there is still space for a further reception room, a study and the ground floor WC. The first floor boasts four very well proportioned bedrooms, and a sleek and stylish bathroom as well as an ensuite. It is a quite brilliant home.

Lets look outside..

The excellent internal living combination is brilliantly complemented by well maintained gardens. The property has lawned frontage with decorative shrub and planted borders and a private, enclosed rear garden mostly laid to lawn with gated access and a raised Indian Stone style patio. Off street parking is available for two cars on the double driveway and the garage offers additional parking and/ or storage.

The location

Located close to Oxcliffe Road, the property has excellent transport links to Morecambe, and Heysham via the Bay Gateway - ideal for the commuting professional. You can enjoy the natural landscapes, with country and coast all within easy reach. Lancaster and the surrounding villages are a short drive away and you sit nicely to take advantage of the local amenities with Lancaster, Morecambe and Heysham all a relatively short drive from here.

Recent works of improvement.

The property had new facias, guttering and front door approximately 2 years ago.

Services

The property benefits from gas central heating and has mains electric, water and drainage.

Tenure

The property is Leasehold on a 999 year lease from 1989 with title number LA778395. Ground Rent is £55pa, with option to purchase the lease.

Council Tax

Band E via Lancaster City Council.

Viewings

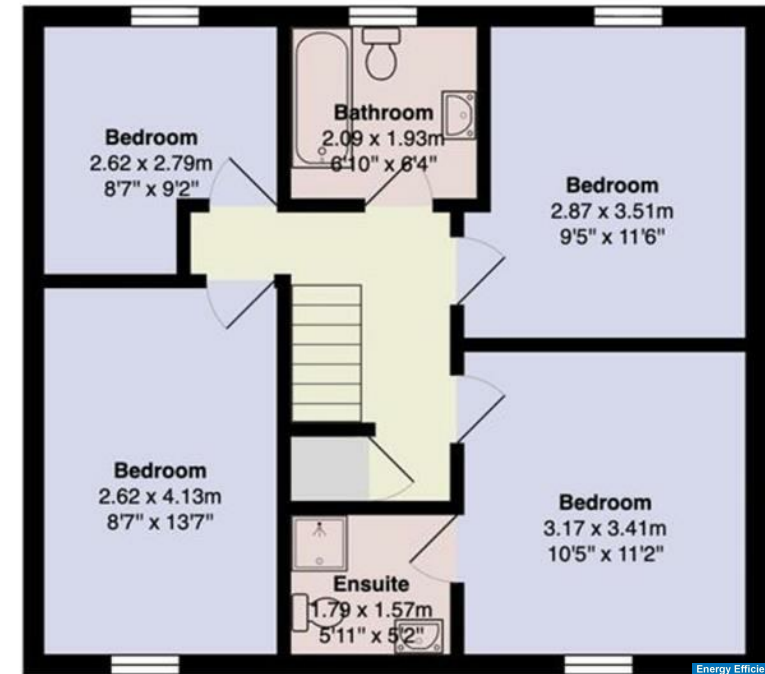
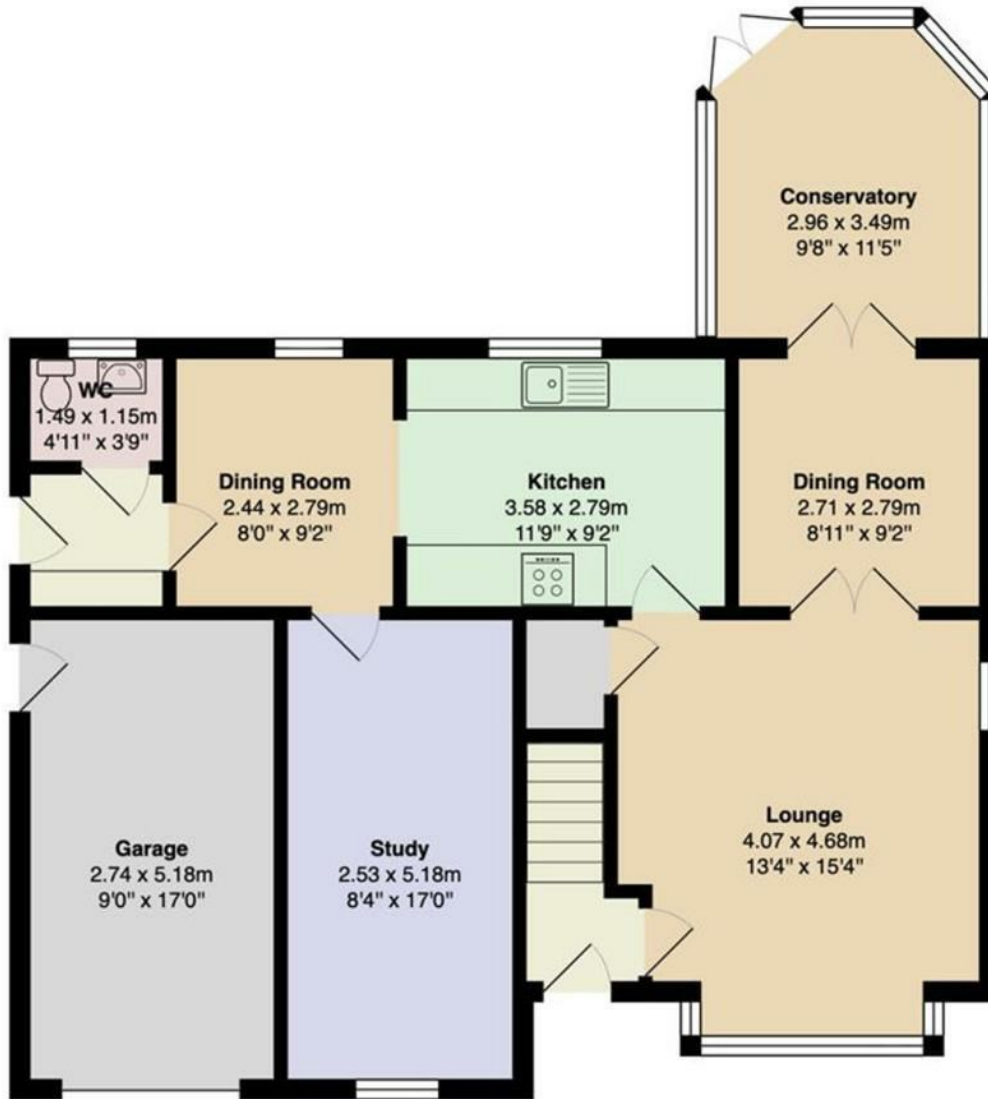
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Will be available online or by contacting our office for more details.







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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