





Inside The Home

Entered via a UPVC double glazed door, this leads into a spacious Entrance Hall, with feature solid wood flooring. To the right, an open plan Living Dining Room can be found, centred around a wall mounted gas fire. With UPVC double glazed windows providing an outlook over the rear garden, and laminate flooring, this leads into a beautifully presented Kitchen. Installed approximately 7 years ago, this wonderful space has a range of wall and base units, as well as integrated appliances include a four ring gas hob with extractor above and oven below, as well as plumbing for a washer, space for a tumble dryer or dishwasher and space for a fridge freezer.

Stairs proceeded to the first floor landing, where three generous bedrooms can be found as well as a modern three-piece bathroom suite, with a handy built-in storage cupboard housing a gas central heating boiler, and complimentary tiling.

This property is beautifully presented and move in ready. Whether you are a first time buyer, a young family or a professional couple looking to walk in a property with little to no work, this property is the one for you.

Let's Take A Closer Look At The Area

Located in the popular Newton area of Lancaster, this incredible family home has everything and more. Within close proximity to the iconic Williamsons Park, the River Lune, with a fantastic primary school and secondary school, the M6 motorway and Lancaster city centre its on its doorstep, its easy to see why its a popular area. This beautiful home is serviced by a range of local shops, restaurants and larger national shops. With a safe and secure rear garden perfect for exploring minds, sit back and enjoy all that Lancaster has to offer, while being tucked away in a quiet and discreet position.

Let's Step Outside

To the front of the property, a blocked driveway can be found providing off road parking for one car. With a handy stone chipped patio area and a pathway leading to the side of the property where a secure wooden gate provides access to the rear. To the rear, a beautifully presented laid to lawn garden can be found, with a greenhouse, two paved patio area perfect

for alfresco dining, a secure wooden fencing. With a handy outhouse providing a safe and secure storage area, this beautiful home has something for everyone.

Additional Information

The gas central heating boiler is only two years old.

Services

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

Tenure

The property is Freehold. Title number: LA655910.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

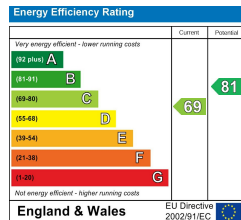
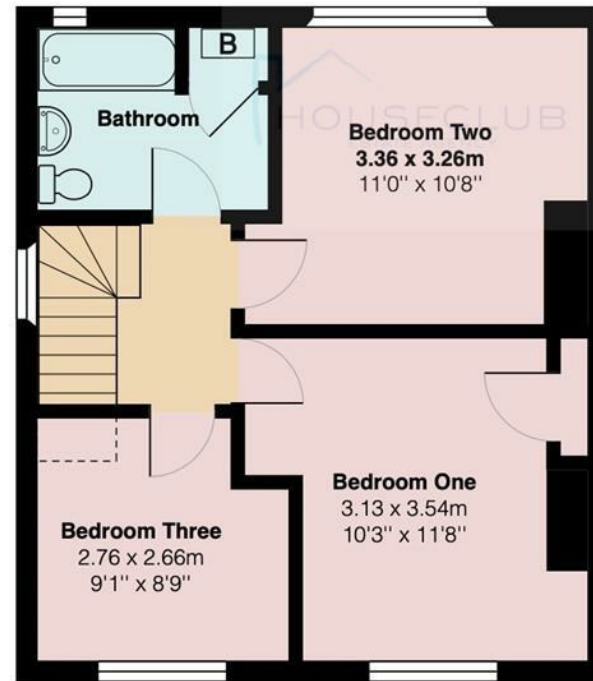
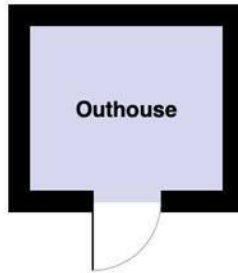
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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