





The accommodation

Set over three floors, the accommodation comprises a welcoming entrance hall with a lounge, separate dining room and kitchen on the ground floor. The first floor hosts two bedrooms and a bathroom and the third bedroom is situated on the top floor.

Lets look outside

To the rear is a low maintenance walled yard with gated access.

The location..

Sat in a popular residential area, the property lies moments away from a wide range of nearby amenities including supermarkets, regarded primary and secondary schools, a railway station and a retail park. The striking Morecambe promenade is within walking distance or a short drive and the Bay Gateway bypass enables easy access to the M6 motorway and Lancaster City centre.

The situation

The property is available with no onward chain and full vacant possession.

Services

The property has mains gas, mains electricity, mains drainage and water.

Tenure

The property is Freehold with title number LA638163.

Council Tax

Band B via Lancaster City Council.

Viewings

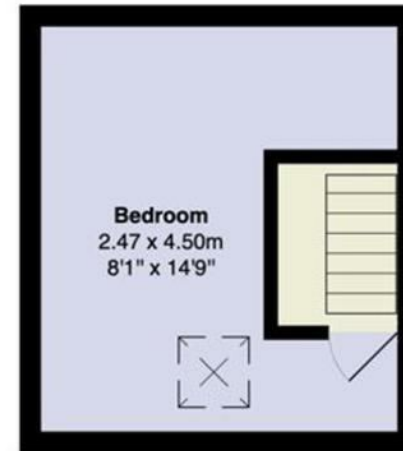
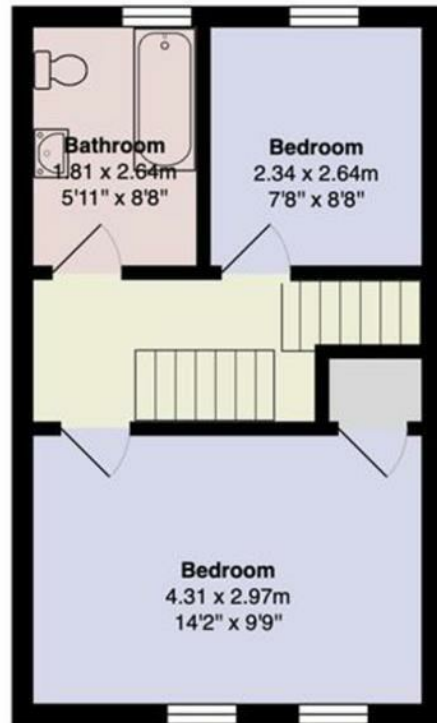
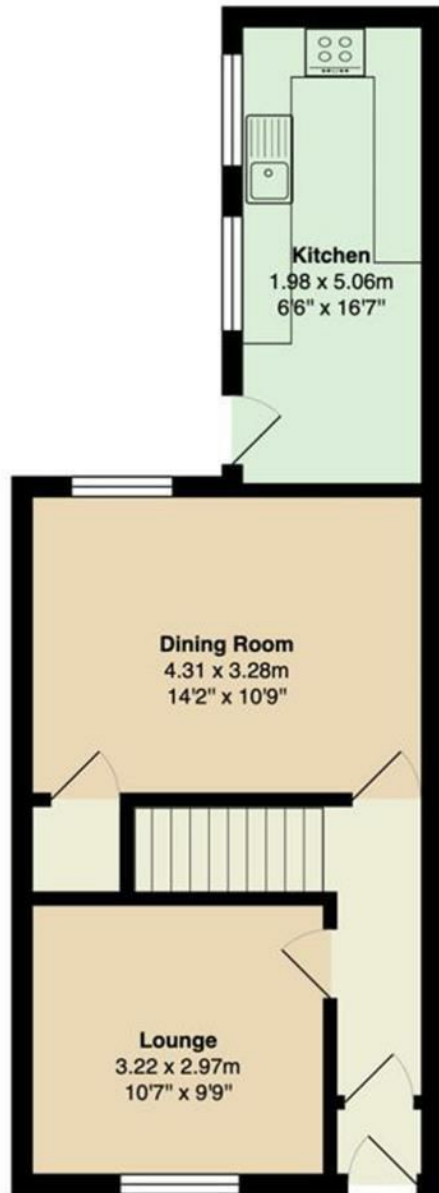
Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Available online or by contacting our sales office for more information.







| Energy Efficiency Rating | | Current | Possible |
|---|--|-------------------------|----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | | | |
| (39-54) E | | 48 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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