



36 Fife Street, Lancaster, LA1 5TW

Located on the historic St Georges Quay, this simply stunning home will appeal to many. Forming part of the popular Redrow homes development, this beautiful property boasts spacious, contemporary finishes throughout and is perfect for first time buyers, investors or an ideal family home. With two generous bedrooms, a family bathroom and a handy WC to the ground floor, as well as two allocated parking spaces and a secure rear garden, there is so much to love.

Fife Street sits in a discreet position, providing excellent access to the wide range of amenities Lancaster has to offer. With a multitude of high street shops, restaurants, bars and supermarkets within walking distance, as well as highly regarded primary and secondary schools. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station and the M6 motorway less than a 10 minute drive away, providing access further afield.



Layout (With Approx. Dimensions)

Ground Floor

Entrance Hall

Entered via a composite double glazed door, this bright and spacious area has two useful built-in storage cupboards, one of which is plumbed for a washing machine. With stairs leading to the first floor and a radiator. This open area leads into:

Kitchen

6'1" x 8'10" (1.87 x 2.71)

Fitted with a range of high gloss wall and base units with a complimentary work top over and a stainless steel sink unit with mixer tap and drainer. Fitted appliances include a four ring gas hob, with an extractor above and an oven below. There is also an integrated fridge freezer with additional plumbing for a dishwasher. With a UPVC double glazed window, downlighters and an extractor point.

Living Room

12'6" x 12'8" (3.82 x 3.88)

A bright and spacious room, fitted with UPVC double glazed sliding doors, providing access to the rear, private garden. With ample space for both living and dining, this beautiful room is fitted with a radiator.

WC

Fitted with a two piece suite comprising a WC with a wash hand basin, with an extractor fan and a radiator to complement.

First Floor Landing

Stairs lead from the entrance hall to first floor landing, with a built-in storage housing a Potterton Gas central heating boiler with dual zone heating.

Bedroom One

12'7" x 10'10" (3.85 x 3.32)

Fitted with a UPVC double glazed window, overlooking the private rear garden. A bright spacious room fitted with a radiator.

Bedroom Two

12'7" x 7'8" (3.85 x 2.35)

Fitted with a built-in storage cupboard, providing an excellent additional storage area. Access to a loft space can also be found in this room, as well as a UPVC double glazed window and a radiator.

Bathroom

6'4" x 6'5" (1.94 x 1.96)

Fitted with a three-piece suite comprising a WC, a wash hand basin and a bath with a shower over, a glass shower screen and a tiled surround. With downlighters to the ceiling, an extractor point and a large heated towel rail, this modern bathroom is beautifully presented.

Outside

To the front of the property, there is off-road parking for two cars directly in front of the property. To the side, a small lawned area with paved pathway and shared access, leads to the rear of the property, where a private and secure rear garden be found. Laid to lawn garden, this garden is perfectly secure with wooden fenced surrounds, a handy side gate for access, as well as a paved patio area, perfect for alfresco dining or simply sitting out on a warm summers day.

Services

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

Council Tax

Band B - Lancaster City Council.

Tenure

Freehold with a monthly management fee of £23.13 from the 1st April 2025. This includes the upkeep of communal areas and street lighting, to name a few.

Viewings

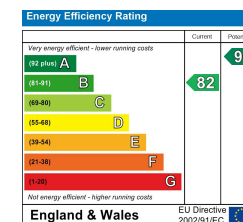
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