HOUSECLUB
ESTATE AGENCY

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11 Peel Avenue, Lancaster, LA1 2LJ

Offers over £180,000

Located in a quiet yet highly convenient area of North Lancaster, this spacious family home is one not to miss. Offering a No Chain sale with open plan living spaces including a recently installed Kitchen Diner, three generous bedrooms and a newly installed Bathroom. Nicely presented and appointed throughout, this family home has offers road parking for two cars, a safe and secure rear garden perfect for allowing little ones to run and play and a recently replaced garage with handy storeroom. With the added bonus of Ryelands Park and the River Lune on its doorstep, scenic walks are plentiful as are a range of local schools and transport links.

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Inside The Home

Entered via a UPVC double glazed door this leads into a bright and spacious Entrance Hall, with stairs leading to the first floor. To the right, a generous Living Room can be found, centred around a wall mounted gas fireplace, perfect for cosy nights in. A large UPVC double glazed window allows ample natural light to filter into this beautiful home, with an Oak wooden door leading into an open plan Kitchen Diner. Fitted with a range of wall and base units with complementary worktops over and fitted appliances which include a four ring induction hob with an extractor hood above, a high-rise oven and microwave as well as an integrated fridge freezer. Plumbing for a washing machine and space for a tumble dryer are also provided, with UPVC double glazed French doors providing access to a safe and secure rear garden.

To the first floor, three well proportioned Bedrooms can be found, providing excellent space for rest and relaxation. A modern three-piece Bathroom suite completes the first floor, with complementary tiling to suit.

This incredible home has recieved a multitude of upgrades during its ownership with a newly installed Kitchen approximately 2 years ago, a new Bathroom in 2025, as well as a new central heating boiler in approximately 2019. Providing a beautiful blank canvas for a growing family, young professionals or those looking to downsize, the opportunities are endless.

Let's Take A Closer Look At The Area

Located within walking distance of Lancaster City centre, Peel Avenue is situated close to Ryelands Park, where there is ample space to allow littles ones to explore and play. With excellent access to the wide range of amenities this great city has to offer, including a multitude of high street shops, restaurants, bars and supermarkets, as well as a doctors surgery and a pharmacy. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 20 minute walk away. Junction 34 of the M6 motorway provides access further afield and can be accessed within 10 minutes. For those with children, there are a number of highly regarded primary and secondary schools with simple access to both the Girl and Boys Grammar Schools, located in the city centre.

Let's Step Outside

To the front of the property, a recently installed block paved and concrete driveway can be found providing off-road parking for approximately two cars. This shared driveway provides access to the rear of the property where a recently replace ‘L' shaped Garage and storeroom can be found, providing an excellent outdoor storage area. A generous secure garden can be found fitted with artificial lawn, raised borders and secure wooden fencing. A wooden decking area provides the perfect backdrop for alfresco dining and family BBQ's.

Services

The property is fitted with a gas central heating boiler installed in approximately 2019, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA733584.

Council Tax

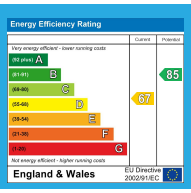
This home is Band B under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase

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