





Inside The Home

Entered via a UPVC double glazed entrance door, the property opens into a cosy Living Room, beautifully centred around an attractive Inglenook-style fireplace surround, creating a warm and inviting focal point. A UPVC double glazed window allows plenty of natural light, while the wooden effect flooring adds further charm and character.

Leading from the Living Room, a stylishly presented Kitchen can be found, fitted with a range of wall and base units with complementary work surfaces and integrated appliances, which include a four ring gas hob with extractor above and oven below, alongside space for a fridge freezer. Stairs lead from the Kitchen to the first floor.

A useful rear Utility Area provides plumbing for a washing machine and space for a tumble dryer, which the ground floor is completed by a three piece bathroom suite together with a modern Worcester gas central heating boiler.

To the first floor are two generously proportioned bedrooms can be found, both benefiting from UPVC double glazed windows. The rear bedroom also enjoys the added bonus of a useful built-in over stair storage cupboard.

Offered to the market with No Chain, this wonderful home is move in ready.

Let's Take A Closer Look At The Area

Located in the popular Moorlands area of Lancaster, this property provides purchasers with a range of amenities including national and independent shops, eateries and pubs, as well as handy access to local landmarks such as Williamson Park and the Historic Lancaster Canal. With a short walk, you can reach the historic city of Lancaster where a plethora of additional shops, dentists and doctors surgeries can be found, as well as handy access onto the M6 Motorway and the West Coast Main Line Train Station providing excellent access further a field. For those with families, there is an excellent array of highly regarded primary and secondary schooling with both the Girls and Boys Grammar schools located close by.

Let's Step Outside

Externally, the property benefits from on-road parking to the front. To the rear is a pleasant enclosed yard featuring a secure wooden gate, providing the perfect spot to sit and relax during the warmer summer months.

Services

The property is fitted with a gas central heating boiler installed December 2024, with a five year warranty on installation. With mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA603677.

Council Tax

This home is Band A 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.







Total Area: 43.7 m² ... 470 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		92
81-91	B		
69-80	C		
55-68	D	67	
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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