





## Inside The Home

Entry to the property is through a double-glazed uPVC front door, you are welcomed into a useful entrance porch, providing a practical separation between the outdoors and the main accommodation. The hallway gives access to a spacious master bedroom positioned to the front of the property, featuring a large window allowing for plenty of natural light and an extensive range of wardrobes. Also located at the front is the generously sized lounge, complete with a feature fireplace and a large window creating a bright and inviting living space. The second bedroom is currently utilised as a dining room by the present owner and benefits from sliding patio doors leading directly into the conservatory, which was added to the property and provides additional versatile living accommodation overlooking the garden. The bathroom has been recently modernised and now offers a contemporary shower room suite, with the original bath having been removed. The kitchen is well-proportioned and fitted with a range of storage units, integrated oven and hob, and ample worktop space. A door from the kitchen provides access to the rear garden. Further benefits include a loft space with boarding and drop-down ladder access, replacement windows, a recently renewed garage roof, and a gas central heating boiler that was installed approximately three years ago and serviced around three months ago. The kitchen was replaced just over ten years ago and remains well presented and functional.

This well-maintained home offers spacious accommodation throughout and has been carefully improved by the current owner, making it an attractive option for a range of purchasers.

## Let's Take A Closer Look At The Area

Situated within close proximity to Morecambe and Lancaster, 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

Externally, the property boasts beautifully landscaped front and rear gardens, designed for ease of maintenance and year-round enjoyment. The front garden is enclosed by a brick boundary wall with gated access and benefits from a driveway providing off-road parking for two to three vehicles, leading to the garage. The garage benefits from an electricity supply and a recently replaced roof, offering excellent storage or workshop potential. Both the front and rear gardens feature attractive planted borders alongside paved seating areas, creating a pleasant outdoor environment. The rear garden provides a private and relaxing space, ideal for enjoying a morning coffee or an afternoon in the sunshine while appreciating the well-maintained surroundings.

## Services

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

## Tenure

The property is Freehold. Title number: LA907948

## Council Tax Band

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.







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