





## Inside The Home

Stepping inside, the property immediately impresses with its bright and contemporary feel. The ground floor welcomes you into a stylish lounge, offering a comfortable and inviting space to relax, finished with modern décor and plenty of natural light. To the rear of the home is a sleek, well-appointed kitchen with patio doors which open directly onto the garden, creating a seamless connection between indoor and outdoor living and making this an excellent space for entertaining. The accommodation is arranged over three floors and offers three generous double bedrooms, providing excellent flexibility for families, guests or those working from home. The second-floor bedroom enjoys the added benefit of a stylish en suite shower room, while a modern family bathroom serves the remaining bedrooms. Throughout the home, there is ample built-in storage across all three levels, ensuring the space remains practical, organised and clutter-free. Finished to a high standard throughout, this townhouse combines contemporary design with comfortable, easy living.

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

Situated in a convenient location, the property lies in a perfect position to access the wide range of amenities that the historic city of Lancaster has to offer. A multitude of high street shops, restaurants, bars and supermarkets are all within easy reach, as well as highly regarded schools, the Royal Infirmary and a handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city including routes to the universities of Lancaster & Cumbria, and further afield, the M6 motorway lies just over two miles away.

## Let's Step Outside

The property benefits from a front and rear garden both secured by fencing. The rear garden has a patio area, with laid to lawn for the remainder of the outdoor space. There is access to the property by a secure gate with direct access to the alleyway.

There is an allocated car parking space in the communal car park, which is on a first come first served basis.

## 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 Leasehold. Title number: LAN189490. Annual service charge is currently £186.

## Council Tax Band

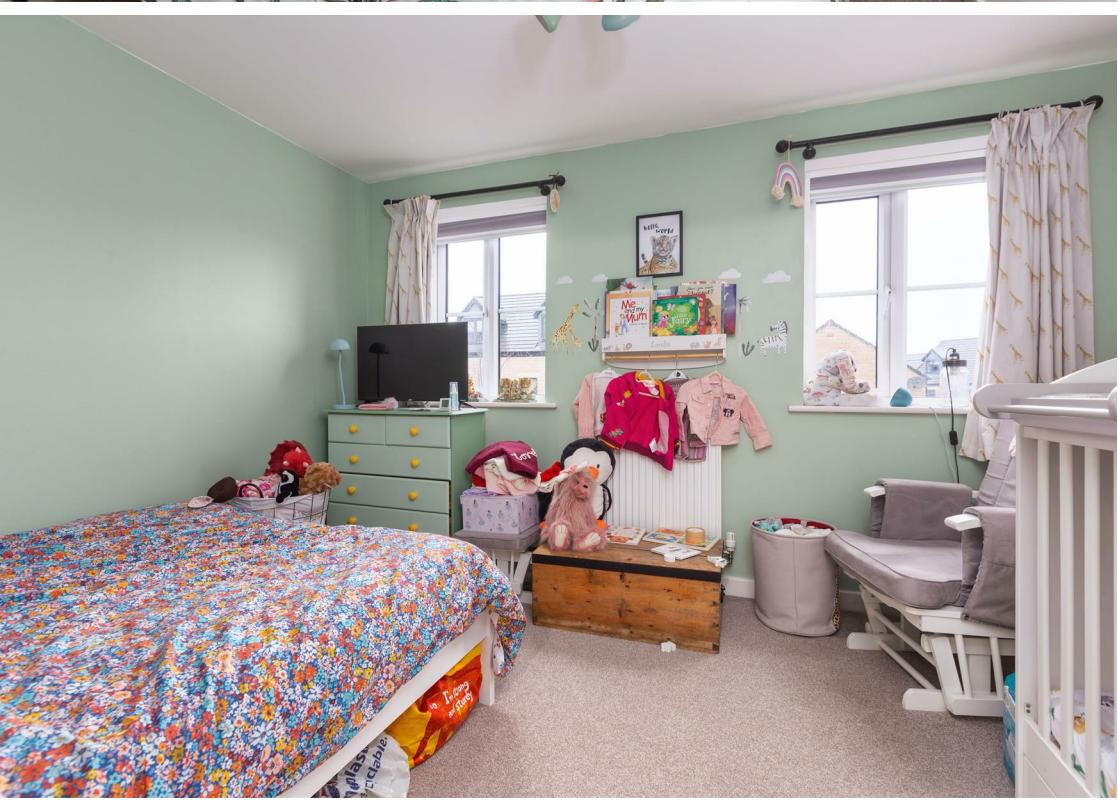
This home is Band C under Lancaster City Council.

## Viewings

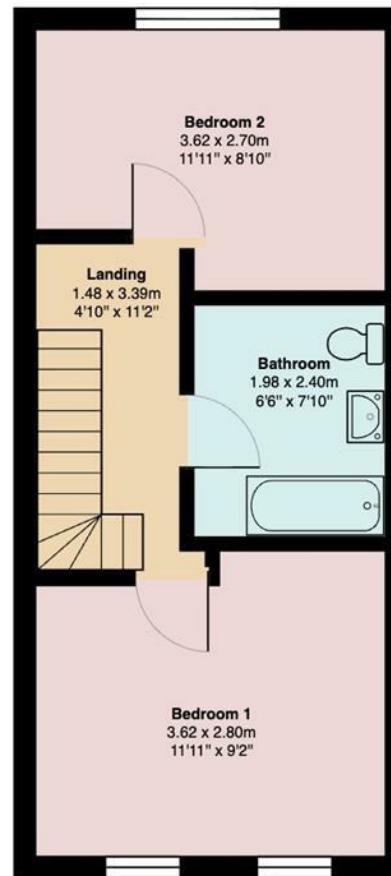
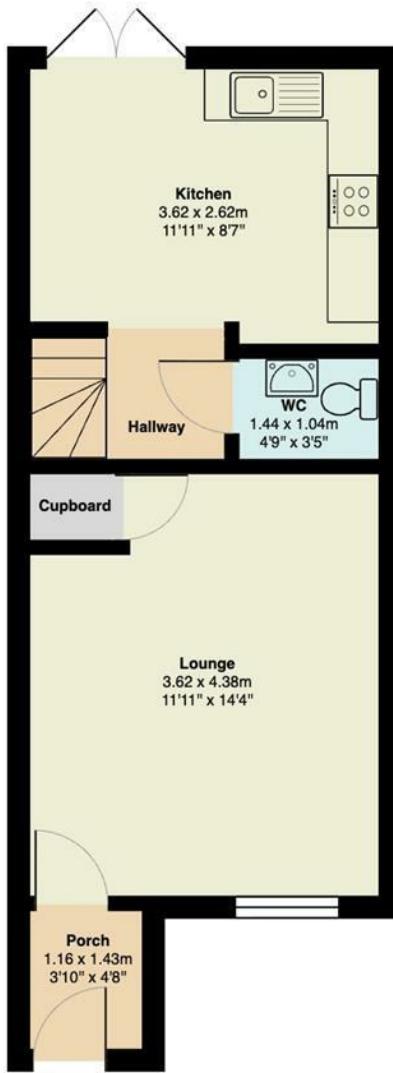
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

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