



FOR SALE
HOUSECLUB
ESTATE AGENCY
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Inside The Home

Entered via a UPVC double glazed door, this leads into an Entrance Hall, with a handy ground floor WC and access to the living areas. An open plan Living Dining Room can be found providing the perfect back drop for family get togethers and quiet nights in. Fitted with a range of UPVC double glazed windows filling this superb home with ample natural light. Proceeding to a generous Dining Area, there is ample space for a sizeable dining table, with UPVC double glazed sliding patio doors providing access to a secure rear garden. Completing the ground floor, a generous Kitchen can be found, fitted with a range of wall and base units providing ample storage. Fitted with a range of appliances include a four ring gas hob with extractor above and an oven below, as well as a built-in fridge freezer, microwave oven and a washer dryer can be found, as well as a useful understair storage cupboard, providing even more storage.

To the first floor, three well proportioned bedrooms can be found, with all the rooms benefitting from built in storage. Bedroom Three provides ample space for a single bed as well as bedroom furniture. This also provides ample space for an office as well as the opportunity to extend over the ground floor Entrance Porch to create a larger bedroom space (subject to relevant planning permissions). Completing this home, a modern three piece bathroom suite can be found as well as generous airing cupboard providing super storage space.

Whether it is a spacious family home, or simply a property with versatile living options, this beautiful home offers something for everyone.

Let's Take A Closer Look At The Area

Located in the highly desirable Abraham Heights area of Lancaster, this convenient South Lancaster location provides easy access to both town and country. Perfectly located for a busy family life, a plethora of local shops and eateries can be found, as well as a range of highly regarded primary and secondary schools, with two excellent universities within easy reach. A perfect home for families, professionals and retirees, there are a range of local transport options including local bus services, the West Coast mainline train station in Lancaster

less than a 15 minute walk away, as well as handy access to the M6 motorway for those seeking access to further afield.

Let's Step Outside

To the front of the property, a laid to lawn garden can be found, with beautifully planted borders. To the side, off road parking for two cars can be found, which lead to a detached garage providing additional parking or storage. To the rear, a further laid to lawn garden can be found, securely screened by wooden fencing with mature shrubs and hedging, as well as beautiful borders providing the owner of this home a wonderfully private area to enjoy on a warm summers day. The ideal place for rest and relaxation.

Services

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

Tenure

The property is Freehold.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

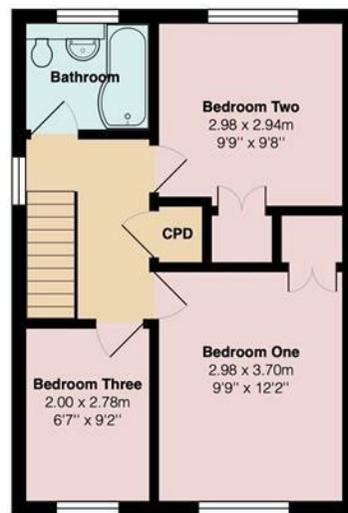
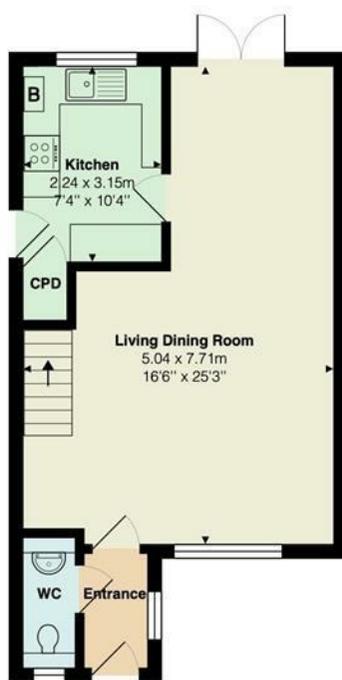
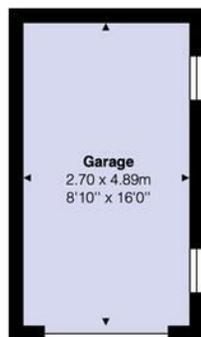
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 95.7 m² ... 1030 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		65	
(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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