









## Inside The Home

Located a stones throw away from the historic city of Lancaster, this property is discreetly positioned with one of the best gardens I have seen in the city centre.

As you enter this characterful home, a light and bright Living Room awaits, with a beautiful cast iron fire surround making a focal point for this beautiful room. With original coving and ceiling rose to the ceiling as well as exposed wooden floor boards, this room showcases the period of which this home was built. Proceeding through the property, the open plan Dining Kitchen awaits. Currently used as a second sitting room, this beautiful room is centred around a multi-fuel stove, with ample UPVC double glazed windows, filling this home with ample natural light. With access to a cellar providing a generous storage area, this room opens into the Kitchen area. Fitted with a range of base units with integrated appliances including a four ring gas hob with an oven below, there is ample space for a fridge freezer, as well as plumbing for a washing machine. This leads into a rear porch area, fitted with a handy ground floor WC, and provides access to the large garden located to the rear of the property.

To the first floor, two generous bedrooms can be found, with useful fitted wardrobes, and a nicely presented three-piece bathroom suite with complementary tiling. This beautiful home is move in ready and provides a perfect blank canvas for a multitude of buyers from first time buyers to investors alike.

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

Located on Shaw off St. Leonardsgate, this home is furnished with a plethora of local and national shops, eateries and pubs, as well as handy access to local landmarks such as Williamsons Park and the Historic Lancaster Canal a stones throw away. 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. With well regarded primary and secondary schools close by including the local Grammar Schools, this home caters for all.

## Let's Step Outside

To the front of the property, on street permit parking can be

found, with a simply superb rear garden. Its hard to believe you are so close to the city centre, with a large wrap around providing a quiet haven. Laid to lawn with mature shrubs and trees, sit back and enjoy the subtle sounds of the narrowboats rolling by, whilst providing the perfect back drop for alfresco dining and socialising with friends.

## Services

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

## Tenure

The property is Freehold. Title Number: LA700744.

## 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: 100.6 m<sup>2</sup> ... 1083 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



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