

HOUSECLUB
ESTATE AGENCY

39 Sunningdale Avenue, Hest Bank, Lancaster, LA2 6DF

£325,000






Black Cat



Inside The Home

Upon entering the property, you are welcomed by a practical Entrance Hall, complete with a useful built-in understairs storage cupboard. The Living Room provides a warm and inviting space, centred around an attractive multi-fuel stove, with a UPVC double-glazed window overlooking the impressive rear garden. A separate Dining Room offers the perfect setting for family meals and entertaining, enjoying UPVC double-glazed French doors opening directly onto the garden, alongside a convenient serving hatch through to the Kitchen.

The Kitchen is currently presented as a blank canvas, offering an excellent opportunity for a purchaser to create a space tailored to their own style and requirements. With space for a cooker and fridge freezer, together with plumbing for a washing machine, the room provides a basic starting point for what could become a fantastic Kitchen.

To the first floor, the property offers three well-proportioned Bedrooms, with the two larger double Bedrooms positioned to the rear, enjoying particularly impressive views across the Lancaster Canal. A further notable feature is the substantial Loft Room, accessed via a drop-down ladder and offering full head height room, together with a large Velux double-glazed window. With ample space to accommodate a staircase, subject to the necessary consents, this presents exciting potential to create additional everyday living accommodation, making it an ideal prospect for growing families or those looking for further versatility.

The accommodation is completed by a three-piece family bathroom, comprising a WC, wash hand basin and bath with shower over, complemented by useful built-in storage. This exciting blank canvas oozes space and potential making this one of the most exciting properties on the market.

Let's Take A Closer Look At The Area

Hest Bank is a highly desirable coastal village located just north of Lancaster, offering a unique blend of seaside charm, countryside surroundings and convenient access to local amenities. Situated on the Morecambe Bay coastline, the village is renowned for its stunning views across the bay towards the Lakeland fells, with picturesque walks along the promenade and nearby salt marshes. The village itself offers a range of local amenities including a popular village pub, a convenience store and excellent transport links with Carnforth railway station, providing easy connections to Lancaster and the West Coast mainline. With highly regarded primary and secondary schools near by, this home ideally caters for families and retirees, with bus stops located at the end of the Sunningdale Avenue.

Let's Step Outside

Externally, the property continues to impress. To the front, a lawned garden is complemented by mature planted borders and a driveway providing off-road parking for approximately two vehicles. A garage was once originally positioned here, offering further potential for a purchaser wishing to explore the possibility of reinstating a garage.

It is to the rear where this property really comes into its own. Occupying an impressive overall plot of approximately 0.11 acres, the substantial rear garden offers a wonderful combination of space, privacy and potential. Predominantly laid to lawn, with mature hedging and vegetable plots, there is plenty of room for keen gardeners, families and those who simply enjoy spending time outdoors. Equally, the generous proportions provide exciting scope for a potential extension, subject to the necessary planning permissions, or for creating a truly exceptional outdoor entertaining space. A particularly special feature is the attractive outlook across the Lancaster Canal, providing a beautiful backdrop and further enhancing the appeal of this fantastic garden.

Services

The property is fitted with a gas central heating boiler and has mains electric with a new consumer installed within the last year; Mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN62437.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band D. For more information, please see online or contact our office.

Whilst every effort has been made to ensure the accuracy of these particulars they must in no way be used as a basis for a decision to purchase. Specified items may be subject to change and will be confirmed on the fixtures and fittings list supplied by the vendor through their solicitor. We are not responsible for testing services or appliances and as a buyer we request that all reasonable steps must be taken by yourself on these before commitment to purchase


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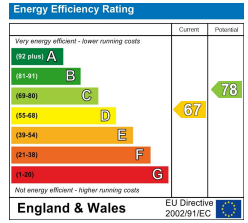

TITAN







Total Area: 137.4 m² ... 1479 ft²



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