





Inside The Home

This beautifully presented two-bedroom home offers generous living accommodation with an exceptional finish, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Upon entering the property, you are welcomed by an Entrance Vestibule leading through to a comfortable Living Room centred around an electric fireplace. Freshly decorated with new flooring to compliment, this room flows seamlessly into a separate Dining Room, providing an excellent space for both everyday living and entertaining.

The Dining Room gives access to the newly installed Kitchen, fitted with a range of modern wall and base units with complementary work surfaces and integrated appliances which include a four-ring gas hob with extractor hood above and an oven below. There is also space for a fridge freezer and plumbing for a washing machine, with access to the rear provided by a UPVC double glazed door.

A useful cellar space can be accessed from the Dining Room and comes complete with light and power, providing an excellent additional storage space.

To the first floor, two well-proportioned double bedrooms can be found as well as a spacious four-piece family bathroom, comprising a bath and a separate shower unit, complemented by modern tiling.

This stunning home is move in ready and provides an incredible base for those looking to move in to a ready made home, with No Chain.

Let's Take A Closer Look At The Area

Situated within walking distance of the city of Lancaster, this fantastic home is perfectly situated for family life. Offering purchasers a plethora of local primary and secondary schools including the local Grammar Schools, the hospital and two universities sit close by with excellent bus access to all. A range of local and national shops can be found in the town with the West Coast mainline train station of Lancaster providing excellent access further afield, as well as the M6 motorway less than a 10 minute drive away.

Let's Step Outside

Externally, the property benefits from on-street parking to the front and a generous paved rear yard, offering a low-maintenance outdoor space ideal for alfresco dining, potted plants and relaxing, with secure walling surrounding.

Services

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

Tenure

The property is freehold. Title number: LA658409.

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: 84.7 m² ... 911 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(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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