



25 Edenvale Crescent, Lancaster, LA1 2NW

A three bedroom semi-detached home in North Lancaster with bags of potential. Perfect for first time buyers, professionals and families, the convenient location offers easy access to local shops and amenities, with excellent transport links to Lancaster, Morecambe and the M6 motorway, great for those who travel for work. Nearby bus stops make it great for those who don't drive too. The nearby green spaces of Ryelands Park and the River Lune offer space to exercise pets and enjoy the natural surroundings of the city.

Set on a sizeable plot, the property offers space to tailor to your needs, with two reception rooms and the kitchen on the ground floor, plus three bedrooms and the family bathroom above. The boiler was replaced in 2023, giving you peace of mind that the house will be warm and welcoming while you add your touches and create your dream home. Externally a large tarmac driveway leads down the side of the house to the expansive rear garden. With plenty of room for seating, bordered by a raised planting bed, you can soak up the sun while you host friends and family. A substantial detached garage offers an outdoor storage area with potential to create a home workshop, great for DIY enthusiasts and car fanatics.

This well-proportioned property is just waiting for you to add your mark and create your ideal, conveniently located home. Contact us today to book a viewing!



Hall

8'9" x 5'8" (2.69 x 1.75)

As you enter the property through the UPVC front door you are greeted by the bright hallway with hanging space for outdoor clothing set above the single panel radiator. A double glazed window next to the door offers natural light from the front aspect. Vibrant painted textured wallpaper contrasts against the black painted woodwork of the staircase, with exposed floorboards making a practical entrance to the home.

Reception 1

11'0" x 10'9" (3.37 x 3.28)

A well-proportioned reception room at the front of the house benefits from a double glazed square bay window that looks out to the driveway and fills the room with light. There is ample space on the exposed floorboards for two sofas, storage and display units, great for entertaining and relaxing with family and friends. An electric fire sits in the ornate white fireplace and forms the focal point of the room, with space on the chimney breast above for a wall mounted TV. A stud wall has been added to separate the room into two defined spaces, with a sliding door allowing the space to be opened up for larger gatherings.

Reception 2

10'9" x 8'0" (3.28 x 2.44)

A second reception room has been sectioned from the front living space with a dividing walls and a sliding door. Currently utilised as a downstairs bedroom, it would make an equally good snug room or dining space depending on your needs. With a double glazed window on the rear aspect looking out into the expansive rear garden, it's a versatile room that you can design to your needs, or can be opened back up to create a large open living space.

Kitchen

8'1" x 5'7" (2.47 x 1.71)

A kitchen at the rear of the house is accessed by an open doorway from the front hall. With vinyl flooring, white painted walls, white cabinetry and a tiled backsplash, it offers bags of potential to create your perfect kitchen setup. Featuring a four ring gas hob, integrated oven and a sink with drainer, with undercounter space for a washing machine and a useful alcove to house a freestanding fridge freezer, it has everything you need for a busy household. In addition to the fitted kitchen cabinetry, an understair cupboard with a frosted double glazed window on the side aspect offers pantry space for food supplies and cooking equipment. A double glazed window on the rear aspect offers

views out to the garden, with an external UPVC door on the side of the house providing access to the the outdoors.

First Floor

Landing

7'6" x 6'6" (2.29 x 1.99)

A central landing sits at the top of the black painted staircase, with black painted floorboards, textured wallpaper and door casings tying the space together. A frosted double glazed window on the side aspect provides natural light, with a central ceiling light for evening use. A small attic access hatch sits above the landing.

Bathroom

6'5" x 5'2" (1.97 x 1.59)

The family bathroom sits off the landing through a concertina door. \the suite includes a double walk in shower enclosure, modern low flush toilet, sink with storage below and a heated towel rail. A frosted double glazed window on the rear aspect offers natural light, with a central ceiling light for early mornings and late evenings. Black cermaic tiling covers the floor and walls, with a waterproof boarded ceiling, making it a practical space for the family to get ready in each day.

Bedroom 1

13'4" x 10'2" (4.07 x 3.11)

The large double bedroom boasts a double glazed bay window on the front aspect filling the space with daylight. There is plenty of room to create your perfect master bedroom, with space for a kingsize bed, bedside tables and drawer unit on the dark carpeted floor. A double panel radiator sits against the wall and adds to the comfort of the main sleeping space. Contrasting painted walls and a central ceiling light complete the main bedroom.

Bedroom 2

10'2" x 8'9" (3.11 x 2.67)

A double bedroom sits at the rear of the house with a double glazed window that overlooks the rear garden. Currently housing a double bed, drawer unit and a desk, additional storage space is provided by the built in airing cupboard that houses the boiler which was installed in 2023. A double panel radiator sits against the painted walls above the carpeted floor creating a warm and welcoming bedroom.

Bedroom 3

6'5" x 5'9" (1.98 x 1.77)

A single bedroom at the front of the house offers a versatile

space, whether used as a bedroom, home office or hobby room. A double glazed window on the front aspect offers natural light, with a pendant ceiling light for evening use. Pale blue painted walls complement the dark blue carpet, with a large double panel radiator by the entrance completing the versatile room.

Attic

Accessed by a hatch over the landing, the unboarded attic provides space for bulky items and long term storage to keep the home clear and clutter-free.

External

Garage

21'7" x 12'4" (6.58 x 3.77)

A substantial detached garage at the rear of the plot can be accessed by an up and over door from the front, or by a secondary doorway to the side. Featuring power and lighting, it's a great space for a home workshop, gym or for vehicle storage, with fitted shelving and kitchen units offering work and storage space in the large space.

Rear Garden

An expansive rear garden offers an abundance of outdoor space for seating, toys and potted plants, with a raised bed at the side to add greenery. Fenced on all sides, with a wrought iron double gate to the front driveway, it's a safe and secure space for children and pets to enjoy. Due to the size of the rear garden, there is potential to extend the house whilst retaining a large outdoor area to enjoy during the warmer months.

Exterior

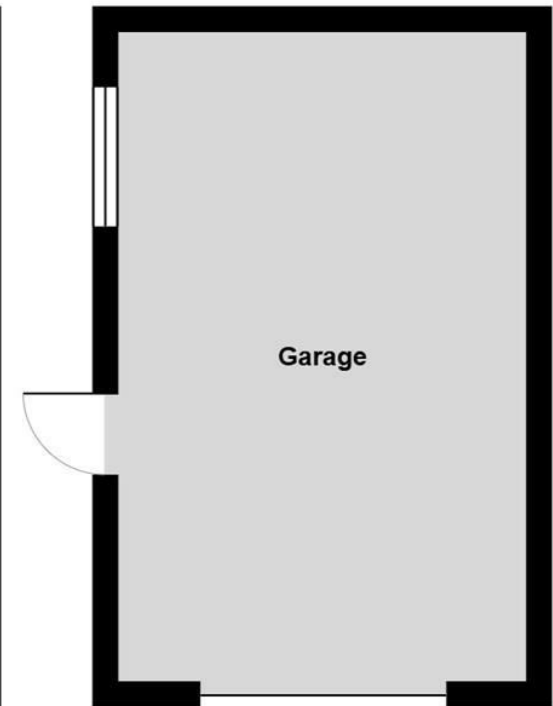
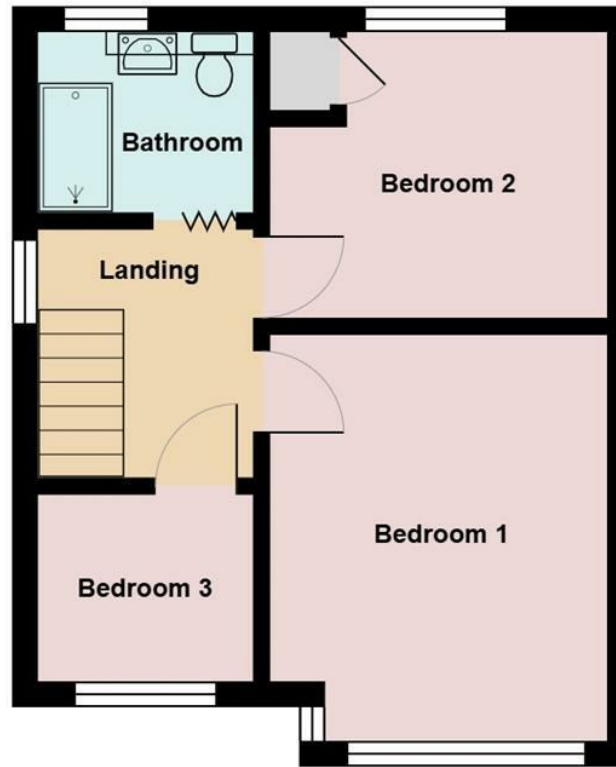
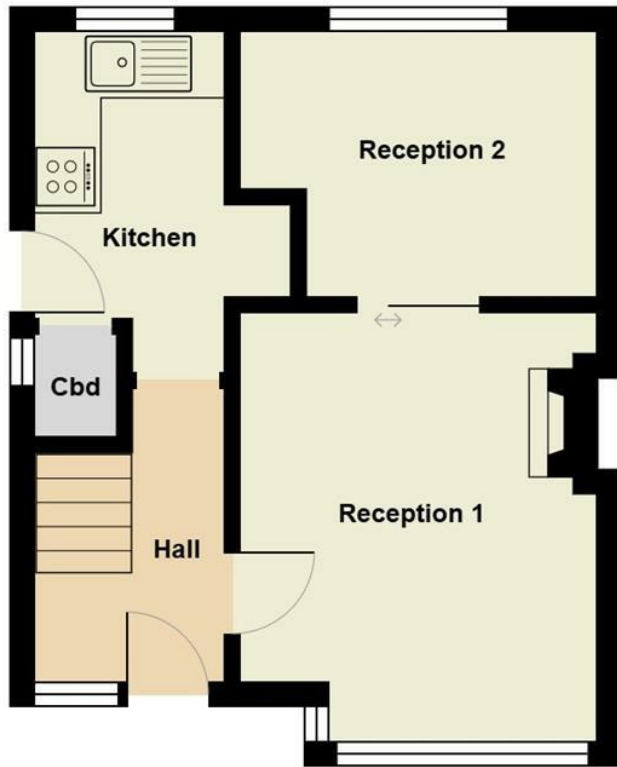
The front of the property boasts a three car tarmac driveway with low walls separating the plot from neighbours and the street beyond.

Additional Information

Freehold. Council Tax Band B.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		82
69-80	C		
55-68	D	60	
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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