





The accommodation.

This super home is accessible from the front elevation via the garden frontage and into a welcoming entrance porch. This opens into a tastefully appointed lounge, beyond which is a recently improved kitchen/ breakfast room. The first floor is larger than average and boasts three good sized bedrooms and a white three piece bathroom suite. The accommodation has all recently been re-decorated and re-carpeted giving a really nice feel and presenting a really good opportunity to move in and make things your own as time moves on.

Lets look outside..

The property has a lawned front garden with gated access and a flagged rear yard with a raised rockery bed, gated access and a purpose built storage shed. Whilst off street parking isn't designated there is good space behind the house to park one or two vehicles.

The location

Ideally positioned in a convenient location, the property offers easy access to a wide range of local amenities. Lancaster city centre is within comfortable reach, providing an excellent selection of high street shops, cafés, restaurants, bars, and supermarkets. The area is well served by highly regarded primary and secondary schools, making it a popular choice for families. For commuters, regular local bus services operate nearby, while Lancaster's West Coast Main Line railway station offers direct routes to major destinations. The M6 motorway is also easily accessible, allowing convenient travel further afield. With universities, schools, and everyday amenities all close at hand, this home is supremely well connected. It is also worth noting that Lancaster's iconic St Georges Quay is a short walk away - River walks are available as well as a few more popular bars and restaurants.

The situation

The property is available with full vacant possession and no onward chain.

Services

The property is serviced with gas, electricity, mains water and drainage. The boiler is situated in the kitchen and is around a year old and the windows are double glazed.

Tenure

The property is Freehold with title number LA650355.

Council Tax

Band A via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

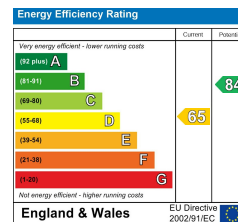
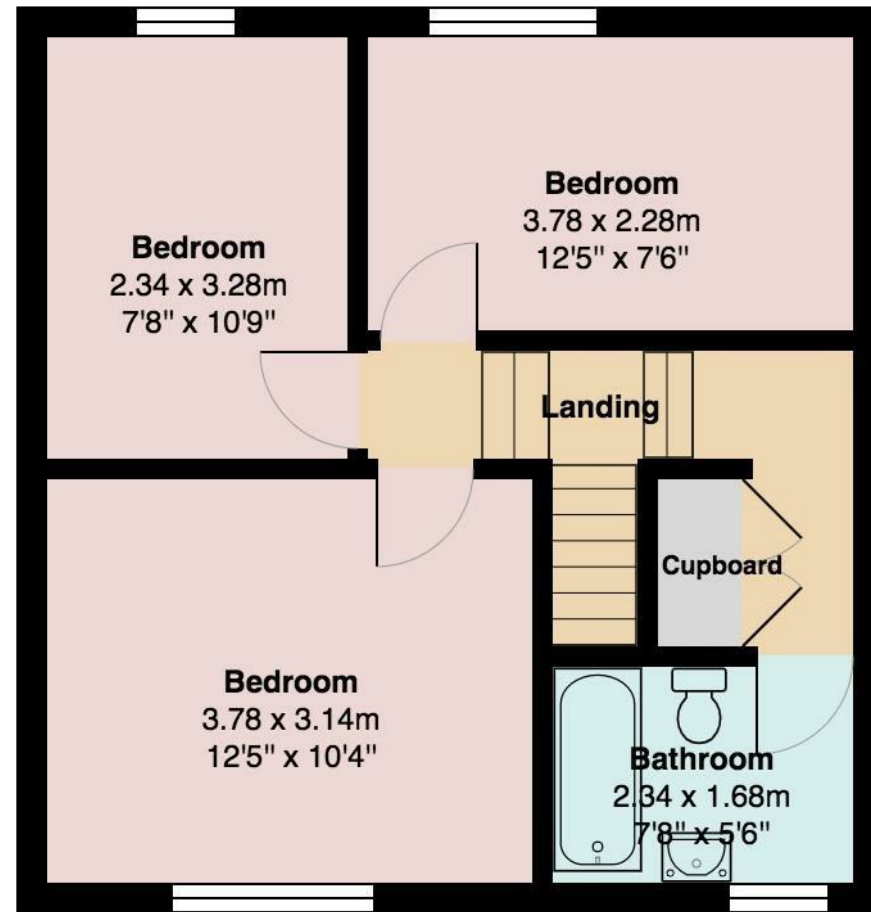
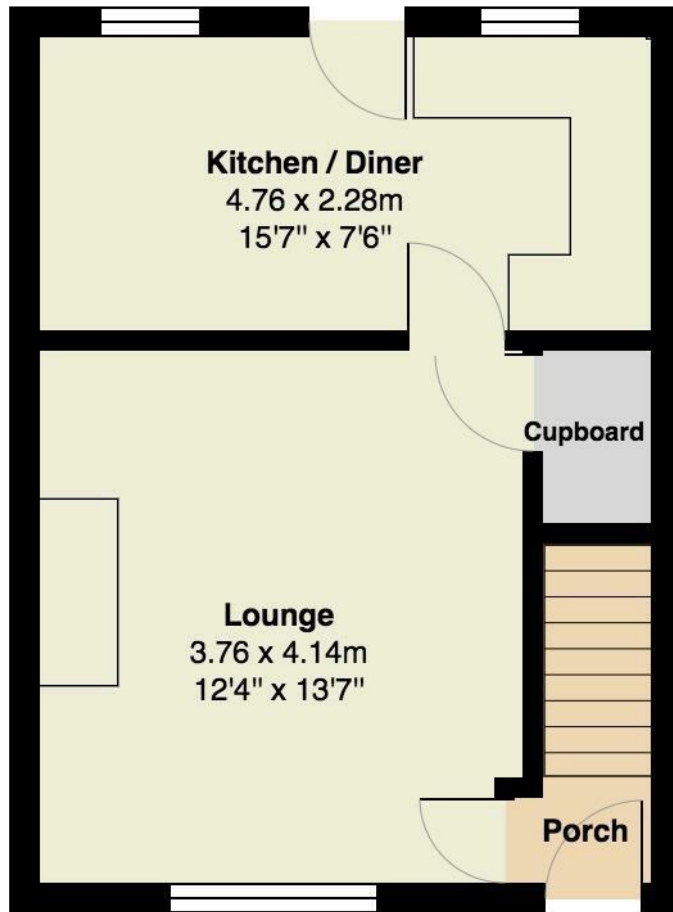
Energy Performance Certificate

Available online or by contacting the agent for more information.





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