



**52 Canterbury Avenue, Lancaster, LA1 4AU**

**£290,000**

An immaculate and beautifully maintained three-bedroom semi-detached home, ideally located in a sought-after area of Lancaster. This move-in ready property has been extensively updated, including a rewire, modern kitchen and shower room, new flooring throughout, and a regularly serviced boiler.

Offering generous living space, the home features a bright lounge, separate dining room, and a rear conservatory overlooking the garden. Externally, the property benefits from a spacious driveway for multiple vehicles, a versatile double garage with additional facilities, and low-maintenance gardens to both the front and rear.

A superb home combining practicality, comfort, and long-term care ideal for a range of buyers, offered with no onward chain.



# 52 Canterbury Avenue, Lancaster, LA1 4AU

## Inside The Home

This immaculate three-bedroom semi-detached home, ideally situated in a central and highly desirable area of Lancaster, making it perfectly suited to families, professionals, and commuters alike. Lovingly maintained by the current owners for approximately 40 years, the property has been thoughtfully updated throughout, resulting in a home that is truly move-in ready. The property has been fully rewired and benefits from a recently installed boiler, which has been serviced annually, offering additional peace of mind to prospective buyers. There is a modern kitchen, installed approximately five years ago, finished to a high standard and complete with a range of integrated appliances, alongside a striking double Aga-style oven which is ideal for both everyday living and entertaining.

The heart of the home is the lounge which provides a warm and inviting space, centred around a substantial electric fireplace that creates an impressive focal point. Complementing this is a separate dining room, perfect for family meals or hosting guests, with patio doors that open seamlessly into a beautiful conservatory which has been added to the rear to create a versatile additional living space, ideal for relaxing and enjoying views of the garden all year round. Internally, the property has been tastefully decorated, with new flooring laid throughout, enhancing the fresh and contemporary feel of the home. The windows, although installed some time ago, remain in good condition.

To the first floor, the property offers two generously sized double bedrooms and a comfortable single bedroom, currently utilised as a home office and benefitting from fitted wardrobes. The accommodation is served by a modern shower room, updated approximately three years ago and finished in stylish grey tones to create a sleek and contemporary feel.

Further benefits include a convenient downstairs WC, a useful coat cupboard, and a partially boarded loft, providing additional practical storage space.

Overall, this exceptional home combines comfort, style, and practicality, reflecting decades of careful ownership in a sought-after location.

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

Situated in the highly sought-after Bowerham area of Lancaster, this property enjoys a prime position within easy walking distance of local shops, everyday amenities and the well-regarded primary school. Perfectly suited to busy family life, the area offers a welcoming community feel while remaining conveniently close to the heart of the city. Lancaster city centre is just a pleasant stroll away, providing access to an excellent range of retail, dining and leisure facilities. For those commuting or travelling further afield, the property benefits from superb transport connections. Regular bus routes provide direct access to Lancaster University, while the nearby M6 motorway (Junctions 33 and 34) and the Bay Gateway offer swift links to the wider region, making this an ideal base for commuters, students and young professionals alike.

## Let's Step Outside

The property benefits from a newly installed driveway providing off-road parking for up to six vehicles, along with a substantial double garage. The garage is well-equipped, featuring a car pit and a separate section incorporating a shower, wash basin, and WC making it an ideal space for tradespeople or anyone requiring practical facilities before entering the main home. Externally, the property offers low-maintenance gardens to both the front and rear. The front garden is laid with gravel and complemented by attractive potted plants, adding a welcoming touch. To the rear, the garden is thoughtfully paved with planted borders, creating a pleasant space to enjoy the sunshine, entertain guests, or relax with a morning coffee.

## Services

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

## Tenure

The property is Freehold. Title number:LA724376

## Council Tax Band

This home is Band C 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.

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





### Energy Efficiency Rating

| Current                            | Potential                          |
|------------------------------------|------------------------------------|
| <div><div></div><div>A</div></div> | <div><div></div><div>A</div></div> |
| <div><div></div><div>B</div></div> | <div><div></div><div>B</div></div> |
| <div><div></div><div>C</div></div> | <div><div></div><div>C</div></div> |
| <div><div></div><div>D</div></div> | <div><div></div><div>D</div></div> |
| <div><div></div><div>E</div></div> | <div><div></div><div>E</div></div> |
| <div><div></div><div>F</div></div> | <div><div></div><div>F</div></div> |
| <div><div></div><div>G</div></div> | <div><div></div><div>G</div></div> |

Energy Efficiency Rating: 76 (Current), 60 (Potential)

England & Wales