

HOUSECLUB
ESTATE AGENCY

14 Aldcliffe Yard, Lancaster, LA1 1BF

Price £395,000




WEEKLY PLANNER





Inside The Home

Entered via composite double glazed door with matching side window, this light and bright Entrance Hall is fitted with a useful built in Utility cupboard with storage above, as well as a handy ground floor WC. Proceeding to the rear of this contemporary home, a spacious Living Dining room can be found, with two sets of UPVC double glazed French doors opening on to the rear garden, where views across the historic Lancaster Canal can be enjoyed. This area provides the perfect backdrop for cosy nights in, or entertaining family and friends. Completing the ground floor, an integrated Kitchen can be found with appliances which include a four ring gas hob with extractor above, a high rise Microwave and Oven, as well as an integrated Dishwasher and freezer, with space for a fridge freezer.

To the first floor, three generous bedrooms can be found, with master bedroom having access to a Jack N Jill style bathroom. The second bedroom has a private ensuite shower room, as well as UPVC double glazed doors providing access to a Juliet balcony.

Providing ample space for a growing family, or professionals looking for a spacious retreat in a well connected yet discreet position on the periphery of Lancaster, this stunning home has it all.

Let's Take A Closer Look At The Area

Located on the banks of the historic Lancaster Canal, Aldcliffe Yard mixes history and beauty into one contemporary package. This exclusive development offer purchasers easy access to both town and country, with both being a short stroll away. Perfectly located for a busy family life, a plethora of local shops and eateries can be found, as well as a range of highly regarded primary and secondary schools, with two excellent universities within easy reach. A perfect home for families, professionals and retirees, there are a range of local transport options including local bus services, the West Coast mainline train station of Lancaster, as well as handy access to the M6 motorway for those seeking access to further afield.

Let's Step Outside

To the front of the property, two allocated parking spaces can be found in the quiet courtyard. To the rear, a laid to lawn garden can be found, providing the perfect backdrop for rest and relaxation. With planted hedges, a paved patio area perfect for alfresco dining as well as gated access to the Canal. A low maintenance garden with mature borders and gated access to the side of the property.

Services

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

Tenure

The property is Freehold, with an annual maintenance fee of £700 per annum. This covers this upkeep of communal areas including street lighting.

Council Tax

This home is Band D 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



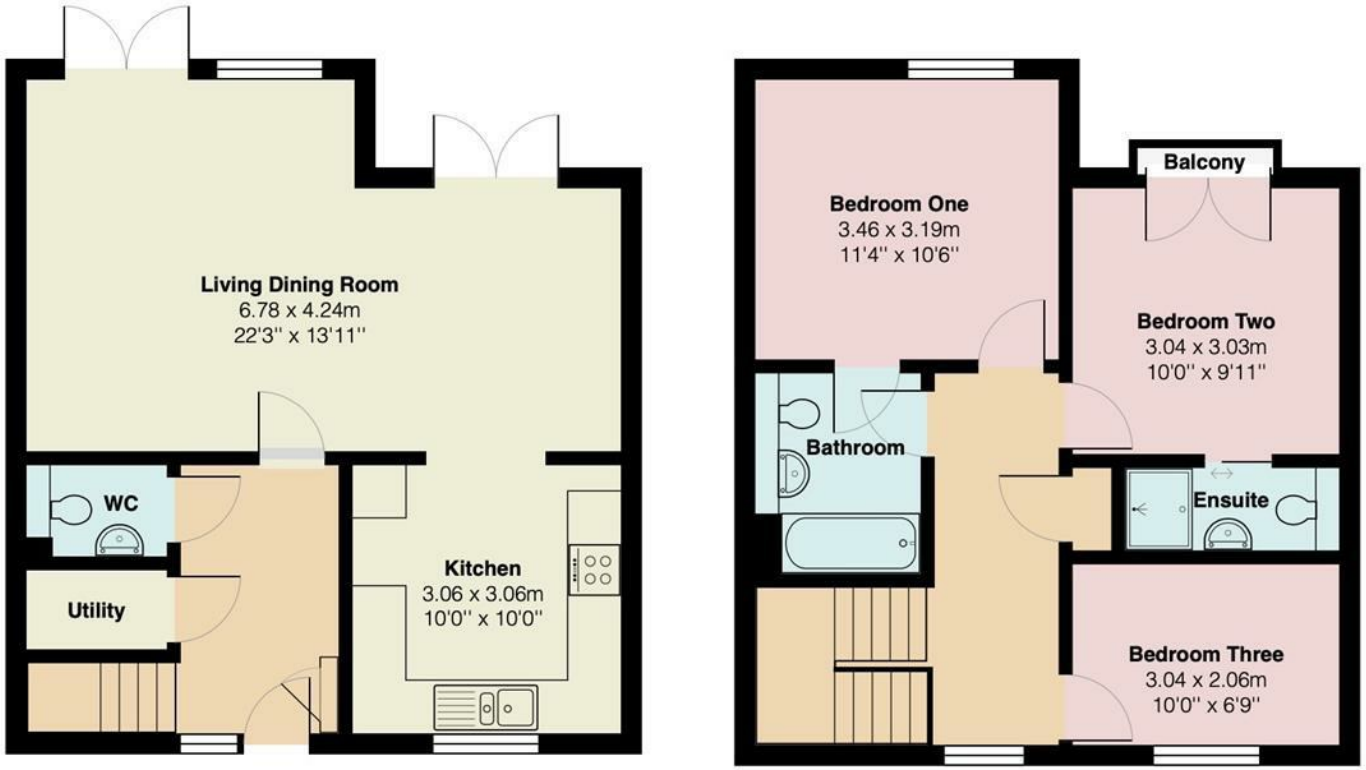




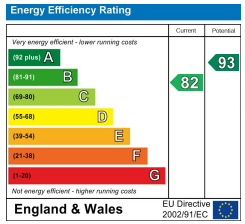




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Total Area: 94.1 m² ... 1013 ft²



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