

HOUSECLUB
ESTATE AGENCY

20 Peel Avenue, Lancaster, LA1 2LJ

£170,000









Inside The Home

Entry is through a UPVC front door into the hallway, to the left the dual-aspect lounge diner benefits from natural light flowing through the room, creating an inviting space for both everyday living and entertaining. There is ample room for both seating and dining furniture, while an electric coal-effect fireplace provides an attractive focal point and adds warmth to the space. The kitchen is positioned to the rear of the property and has been fitted with a range of classic shaker-style units, offering practical storage and workspace. A door provides direct access to the rear garden, making it convenient for outdoor dining and everyday use, while also offering scope for future enhancement if desired.

To the first floor are three well-proportioned bedrooms, including two comfortable doubles and a versatile third bedroom that would equally suit use as a nursery, dressing room or home office. Completing the accommodation is a contemporary three-piece bathroom fitted with a white suite and finished in a clean, timeless style.

Outside, the tiered rear garden has been designed to provide a choice of outdoor spaces. A recently added patio creates an ideal spot for al fresco dining or relaxing, while the upper level enjoys a greater sense of privacy and makes the most of sunny days. Designed with ease of maintenance in mind, the garden offers an attractive balance of practicality and enjoyment.

Let's Take A Closer Look At The Area

Located within walking distance of Lancaster City centre, Peel Avenue is situated close to Ryelands Park, where there is ample space to allow littles ones to explore and play. With excellent access to the wide range of amenities this great city has to offer, including a multitude of high street shops, restaurants, bars and supermarkets, as well as a doctors surgery and a pharmacy. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 20 minute walk away. Junction 34 of the M6 motorway provides access further afield and can be accessed within 10 minutes. For those with children, there are a number of highly regarded primary and secondary schools with simple access to both the Girl and Boys Grammar Schools, located in the city centre.

Let's Step Outside

Occupying a pleasant position at the end of a quiet cul-de-sac, this well-presented home enjoys an open outlook and a welcoming first impression. A neatly maintained front garden and central pathway lead to the entrance, where a striking red front door adds character and kerb appeal. Outside, the tiered rear garden has been designed to provide a choice of outdoor spaces. A recently added patio creates an ideal spot for al fresco dining or relaxing, while the upper level enjoys a greater sense of privacy and makes the most of sunny days. Designed with ease of maintenance in mind, the garden offers an attractive balance of practicality and enjoyment.

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: LAN291092

Council Tax Band

This home is Band B 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





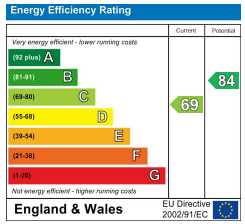






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