





## Inside The Home

Entered via a UPVC double-glazed front door, the property opens into a welcoming entrance hallway with stairs leading to the first floor, setting the tone for this well-presented and inviting home. To the right, a generous living room is located, featuring a large UPVC double-glazed window that allows an abundance of natural light to flow through, creating a bright and comfortable space ideal for relaxing or entertaining. To the rear of the property, a spacious kitchen can be found, offering ample room for everyday family living. The kitchen is fitted with a range of wall and base units with complementary work surfaces, providing plenty of storage and preparation space. Neutrally decorated throughout, this area offers a fantastic blank canvas for a purchaser to personalise and truly make their own.

To the first floor, three well-proportioned bedrooms can be found, comprising two double bedrooms and a further single bedroom, currently utilised as a home office, ideal for modern working from home requirements. All bedrooms are finished in neutral tones, creating a calm and versatile living environment. Completing the first floor is a modern three-piece bathroom suite, offering a functional and well-presented space for everyday use.

Tastefully decorated throughout, this is a true walk-in property, ready for a new owner to put their own stamp on. Well suited to a range of buyers including first-time purchasers, professionals, and growing families, this three-bedroom semi-detached home offers comfortable living in a popular and convenient location.

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

Ideally positioned in a convenient and well-connected 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 well-located home presents an excellent opportunity not to be missed.

## Let's Step Outside

Occupying a desirable corner plot, the property enjoys a high degree of privacy and is not overlooked to the front. The home is fully secured by fencing, creating a safe and enclosed outdoor environment. To the front and side, there are neat lawned garden areas, providing an attractive outlook and additional outdoor space. To the rear, the garden is paved for low-maintenance living and includes a useful storage shed, ideal for garden tools and equipment. The rear garden is also fully enclosed by fencing, offering a secure and practical space. On-street parking is available directly outside the property and within the surrounding area.

## 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: LA697794

## Council Tax Band

This home is Band B under Lancaster City Council.

## Viewings

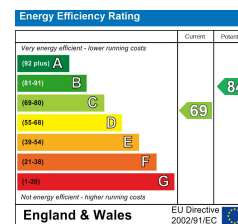
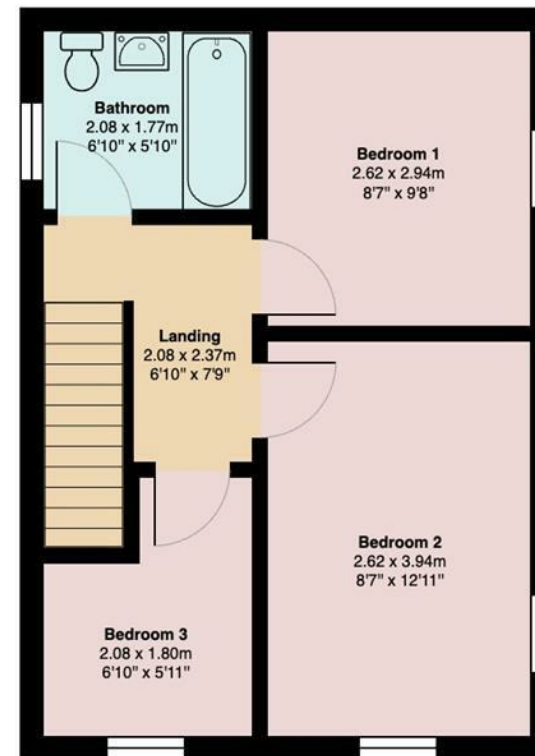
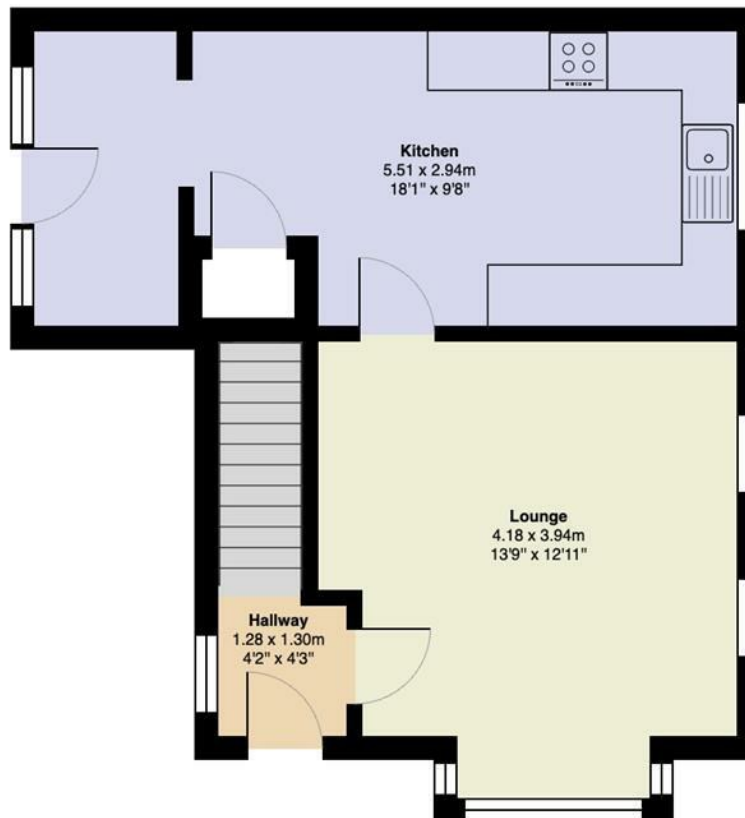
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

View online or for more information contact our office for details.







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