





Inside The Home

Entry to the property is via a double-glazed UPVC front door, opening into the hallway which has space for coats and shoes. To the left, there is a stylish, modern downstairs bathroom, thoughtfully designed with contemporary fittings. The hallway also leads through to an impressive open-plan lounge, dining, and kitchen area, creating a superb space for both everyday living and entertaining. The lounge is enhanced by bi-fold doors that open out onto the rear garden, allowing natural light to fill the room. These doors have been upgraded with bespoke shutter blinds, adding both elegance and practicality while creating a beautifully modern living environment. The kitchen is finished to a high standard, offering a range of integrated appliances and a sleek, tasteful design that complements the open-plan layout perfectly. The property also benefits from a dual heating system, allowing the owners to control the heating to the ground floor and first floor independently, ideal for both comfort and energy efficiency.

To the first floor, there are two well-proportioned double bedrooms and a third which provides ample space for a 3/4 bed or single. One of the front-facing bedrooms features built-in storage, ideal for clothing and everyday essentials. The master bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. The family bathroom is fitted with a modern three-piece suite continuing the fresh and stylish feel throughout the home. Additionally, there is loft access providing useful extra storage space.

This property would make an ideal purchase for a growing family seeking a convenient location close to Lancaster city centre and well-regarded local schools, all set within an exclusive gated development. It would also suit those looking to downsize without compromising on quality or space.

Let's Take A Closer Look At The Area

The Residence sits in a perfect position to take advantage of a wide range of amenities that the historic city of Lancaster has to offer, as well as providing a great base for holiday home purchasers thanks to the nearby national parks of the Lake District and Yorkshire Dales. A multitude of high street shops, ample restaurants, bars and supermarkets are all

within easy reach, as well as highly regarded schools, the Royal Infirmary and a West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the Universities of Lancaster & Cumbria, and further afield, the M6 motorway lies just over three miles away. The iconic Williamson Park is a short walk away with the Ashton Memorial and Butterfly House always a hit with visiting friends and family.

Let's Step Outside

The property benefits from two allocated car parking spaces in the designated car park. There is a quaint front garden, secured by metal fencing, the current owners utilise the space with potted plants and an area for outdoor shoes. The rear garden is a space of privacy and tranquility. The garden is not overlooked and the field to the back is restricted therefore, no one can build on it, ensuring peace of mind for future owners that privacy will continue. The garden is partially paved ideal for hosting and entertaining and laid to lawn. There is also a wooden shed, ideal for storing gardening equipment, bikes and other items.

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: LAN167747. Monthly maintenance service charge is £42.50 per month.

Council Tax Band

This home is Band D under Lancaster City Council.

Viewings

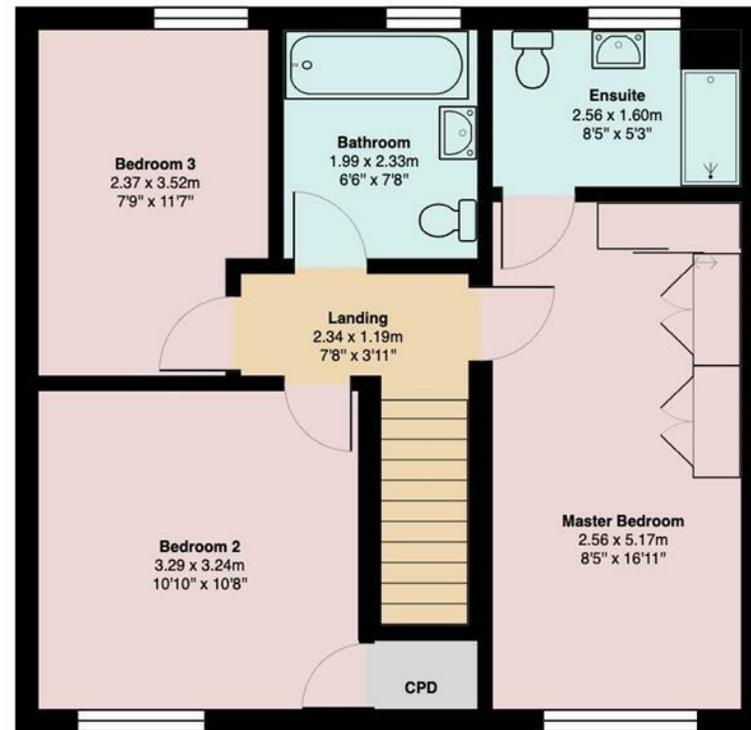
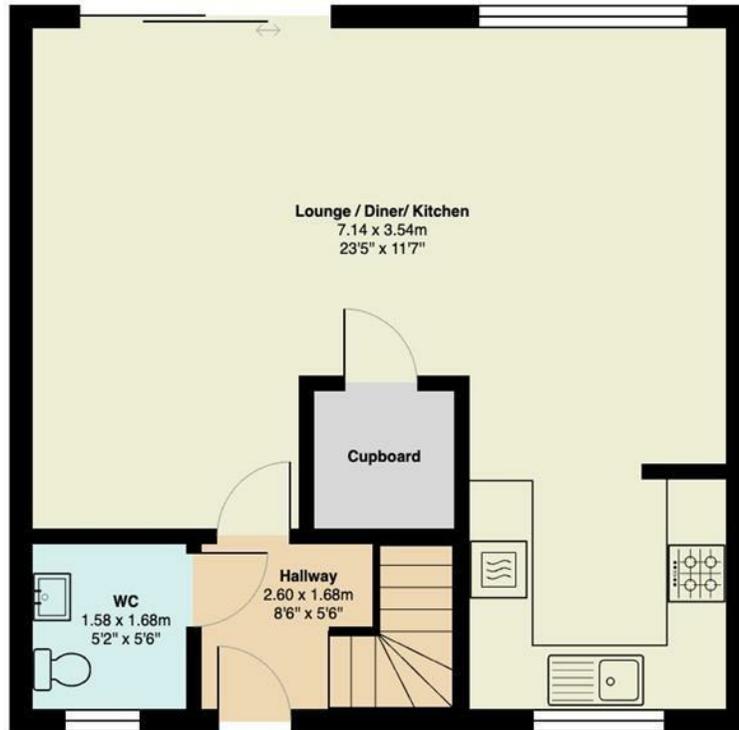
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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