









# The accommodation

The property comprises a welcoming entrance hallway, a tastefully appointed lounge, modern fitted breakfast kitchen, a bedroom and bathroom with three-piece white suite to the ground floor. The first floor boasts two more bedrooms and a modern fitted shower room.

#### Let's look outside

A stunning outlook over the beautiful countryside this area has to offer. The property is accessed via a private driveway taking you to the double garage. There is also a very useful outside floodlight especially on those beautifully peaceful winter nights. To the rear is a well maintained lawned garden enclosed with wooden fencing and a solid stone wall. From here there are even more sensational views over countryside pasture. The garden itself has a crushed stone seated area, a range of decorative flowerbed borders and mature trees. Further benefits include an outside light point and a cold water tap. The garage has a pitched roof, electric up-and-over garage door, power and light. Houses two cars but is also ideal for a budding mechanic work space or even a home gym.

## The location

Conder Green is an idyllic rural location within a short commute of Lancaster City centre Lancaster University. Lancaster Golf Course is within a mile for those who enjoy dusting off the clubs at the weekend. Access to the M6 is easily attained via Galgate and the Royal Lancaster Infirmary is also a short drive away via country roads into the city.

#### The situation

The property is available with no chain and full vacant possession.

## **Services**

The heating is fired by LPG and there are a range of uPVC and hardwood windows. There is a septic tank which is shared and located next door at Websters Farmhouse.

#### **Tenure**

The property is Freehold.

#### **Council Tax**

Band C via Lancaster City Council

## **Viewings**

Strictly by appointment with Houseclub Estate Agents.

## **Energy Performance Certificate**

Available online - any additional queries please contact our office



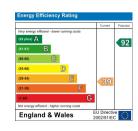














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