





### **The accommodation**

Set up with an easy flow and designed for family living the covered porch opens into the welcoming hallway which in turn takes you into the spacious yet cosy lounge. Beyond that is a lovely dining room which leads into a sizable fitted kitchen. The kitchen boasts a range of wall and base units with laminate work top surfaces and tiled splash backs, a one and a half bowl sink and drainer, an electric oven with a gas hob and overhead extractor. The ground floor is completed by a useful utility/storage space which loops round to the front door (see the floor plan for more). The first floor hosts three well proportioned bedrooms and the stylish shower room which comprises a walk in double shower, a vanity wash hand basin, a low flush WC, a chrome heated towel rail and spot lights.

### **We need to mention the loft space!**

The property has a huge, versatile boarded loft room which is ripe for conversion subject to the necessary consents. It is insulated, full width of the house, has vast eaves storage and from the velux windows you have views towards Morecambe Bay and Lancaster Castle and Priory.

### **What's outside?**

The property has lawned frontage and a tiered low maintenance, paved rear garden.

### **Recent works completed by the vendor..**

A great place to start as this shows you what a fundamentally solid home you are buying if this one works out for you. The roof and the windows were renewed in January 2018 - the windows are tilt and turn meaning great for safety in case of fire and very easy to clean. The boiler was replaced in September 2020 and the shower room was new in 2021. This demonstrates a well maintained home and a solid foundation for you to add your own touches to really make it your own. We'd like to think peace of mind is given that some of the bigger jobs are taken care of and you can relax, move in and get on with family life.

### **The location..**

Keswick Road is within walking distance of the Royal Lancaster Infirmary, the University of Cumbria, Williamson Park and the Ashton Memorial and is walkable into the city

where there are transport links, Landmarks and amenities aplenty. The Train Station sits on the West Coast mainline meaning a number of highly popular cities are a direct train away. Junctions 34 of the M6 and the Bay Gateway Heysham M6 link are a short drive away by car. The city hosts Lancaster Castle, the Priory and a host of other fabulous architecture and structures as well as a wide range of shops, bars and restaurants. Schooling must also not be underrated here with many highly rated Ofsted schools nearby.

### **What's the situation?**

The vendors are looking to buy on and have identified key areas they'd like to move to. They have been here for 35 years.

### **Services**

The property is serviced with gas, electricity, mains water and drainage.

### **Tenure**

Freehold with title number LA736220

### **Council Tax**

Band A via Lancaster City Council.

### **Viewings**

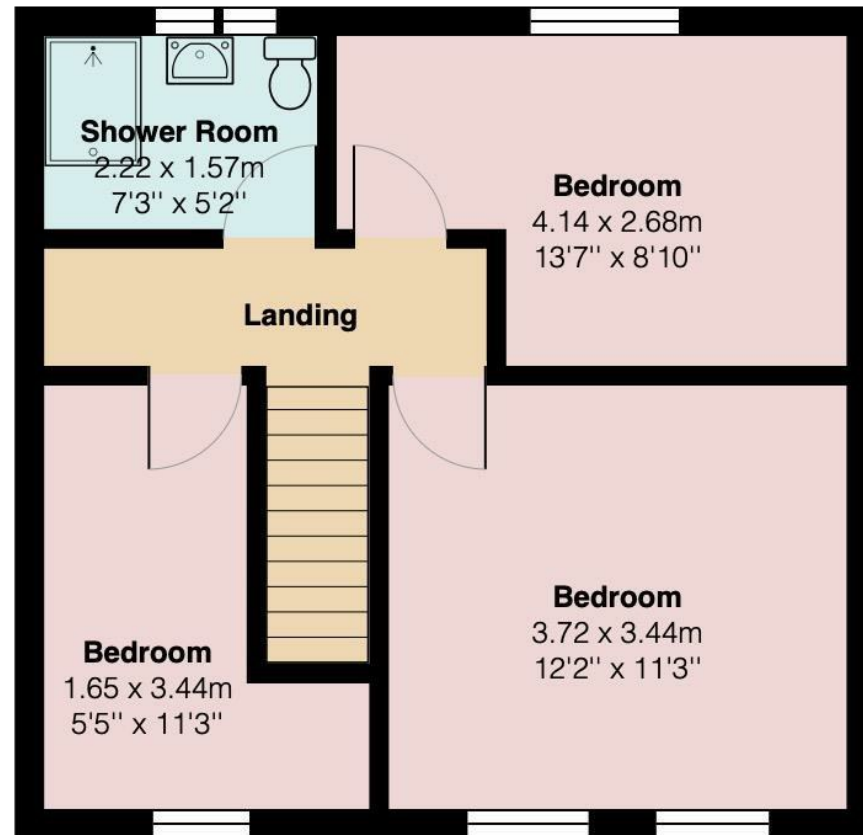
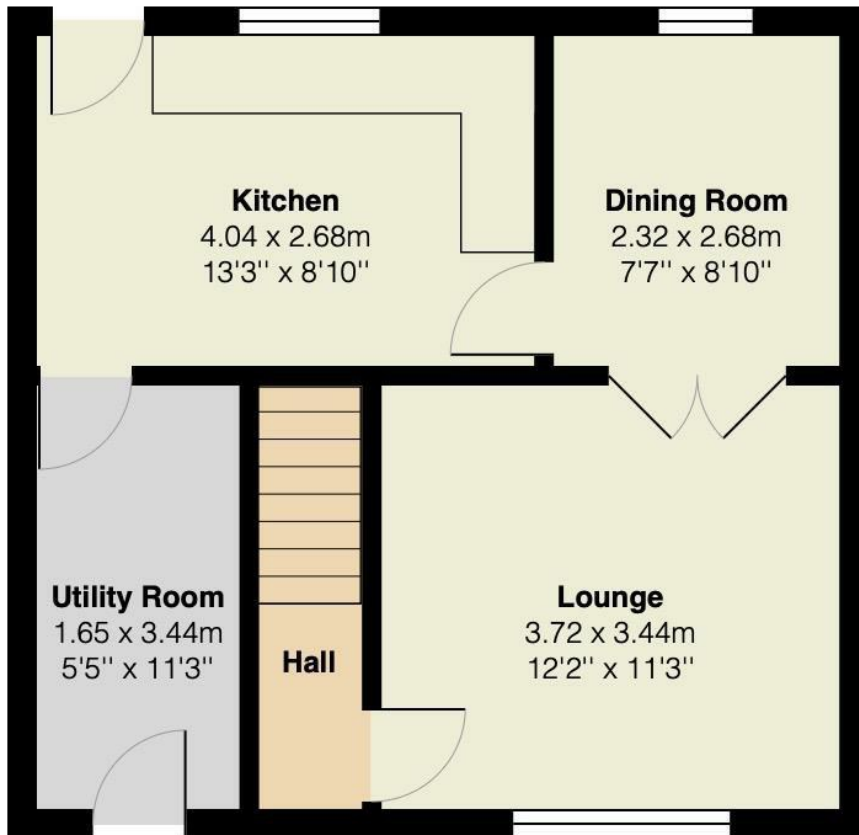
Strictly by appointment with Houseclub Estate Agency.

### **Energy Performance Certificate**

Available online - contact our office for further details if required.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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