HOUSECLUB
ESTATE AGENCY

62 Africa Drive, Lancaster, LA1 5TZ

£288,000

Inside The Home

Entered via a UPVC double-glazed door, the ground floor features a welcoming Entrance Hall providing ample fitted storage. With a handy ground floor WC and the fourth Bedroom, this room provides versatility as it would also make an excellent home office or study.

The heart of the home is the impressive open-plan Living, Dining and Kitchen area, providing a sociable and versatile space for both everyday family life and entertaining. The Kitchen is fitted with a range of wall and base units with complementary worktops and a selection of integrated appliances, including a four-ring hob with extractor above and oven below as well as integrated fridge freezer, dishwasher and washing machine. Useful understairs storage provides additional practicality, while UPVC double-glazed doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

To the First Floor, the spacious master Bedroom benefits from fitted wardrobes and a modern ensuite Shower Room. Also situated on this floor, a generous Living Room provides a comfortable and private space for relaxing. The Second Floor provides two further well-proportioned Bedrooms, along with a three-piece family Bathroom, completing the versatile accommodation.

This attractive townhouse offers well-planned accommodation across three floors, with four Bedrooms, spacious open-plan living, excellent storage and generous outdoor space, making it a fantastic choice for modern family living.

Let's Take A Closer Look At The Area

This fantastic family home is set just off Lancaster's iconic St. Georges Quay, within walking distance of Lancaster City Centre offering excellent access to the wide range of amenities this vibrant city has to offer. A multitude of high street shops, restaurants, bars and supermarkets can all be found nearby, alongside a selection of highly regarded primary and secondary schools. For commuters, local bus services provide regular travel throughout the city and surrounding areas, while Lancaster railway station is approximately a 10-minute walk away, providing access to the West Coast Main Line. The M6 motorway is also easily accessible, offering convenient links further afield. This well-positioned home is not to be missed.

Let's Step Outside

Externally, the property enjoys a laid-to-lawn front garden with decorative slate chipped border and off-road parking for two cars. To the rear, a large enclosed garden can be found with feature, artificial lawn making this an ideal low maintenance garden, complemented by a generous paved patio area ideal for alfresco dining, entertaining or simply enjoying the warmer months. With a secure wooden fencing and gate, providing access to the side of the home and a useful garden shed providing out door storage.

Services

The property is fitted with a modern gas central heating boiler, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title Number: LAN196757.

Council Tax

This home is Band D under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

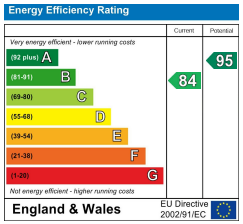
Energy Performance Certificate

The Energy Performance Certificate is available to view online. For further information, please contact our office.

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

PHOENIX
FITNESS

Total Area: 108.5 m² ... 1168 ft²



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