





Inside The Home

Entered via a double glazed door with feature stain glass detailing, this leads into a bright and spacious Entrance Hall, with a useful understair storage cupboard housing a modern Vaillant boiler and stairs leading to first floor. To the front of the property, a generous Living Room can be found fitted with a UPVC double glazed bay window allowing ample natural light filter into this home. Proceeding through the property, a cosy Dining Room can be found, centred around an open feature fireplace. With a UPVC double glazed window portraying an open outlook over the rear garden. Completing the ground floor, a shaker style Kitchen can be found which was upgraded in 2023. Fitted with a range of wall and base units with complementary solid wood, butchers block worktops and integrated appliances which include a four ring gas hob with extractor above, an oven below, with an integrated microwave, as well as plumbing for a washing machine, plumbing for dishwasher and space for a fridge freezer. A UPVC double glazed door provides access to the rear of this spacious family home. To the first floor, three well-proportioned Bedrooms can be found, with the front two rooms benefitting from rooftop views across Lancaster towards Morecambe Bay and beyond. Completing the first floor, a three-piece Bathroom can be found fitted with a deep bath with a shower over and a UPVC double glazed frosted window. This superb home caters for many and will ideally suit a range of buyers from first timers, families and those looking to increase their rental portfolio. Offered to the market with No Chain, this superb home is not to be missed.

Let's Take A Closer Look At The Area

Centrally located within walking distance of Lancaster City centre, Bishopdale Road has excellent access to the wide range of amenities this great city has to offer. With a multitude of high street shops, restaurants, bars and supermarkets, as well as highly regarded primary and secondary schools including both the girls and boy Grammar Schools. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 10 minute walk away as well as the M6 motorway providing access further afield. The cul-de-sac position adds to the private nature of the location with no passing traffic. It is a superb location for families.

Let's Step Outside

To the front of the property, a planted garden can be found, with mature hedging and a driveway providing off-road parking for one car. A secure wooden gate provides access to the rear of the property and can easily be removed to provide more parking for the spacious family. To the rear of the property, a large laid to lawn private garden (not overlooked) can be found with raised borders, mature planted hedges, and a feature fishpond located at the rear of the garden. A detached garage can also be found with an up and over door, providing an ideal storage area. This spacious garden is perfect for allowing little ones to run and play or would ideally suit someone with green fingered interests.

Services

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

Tenure

The property is Freehold. Title number: LAN180125.

Council Tax

This home is Band B under Lancaster City Council.

Viewings

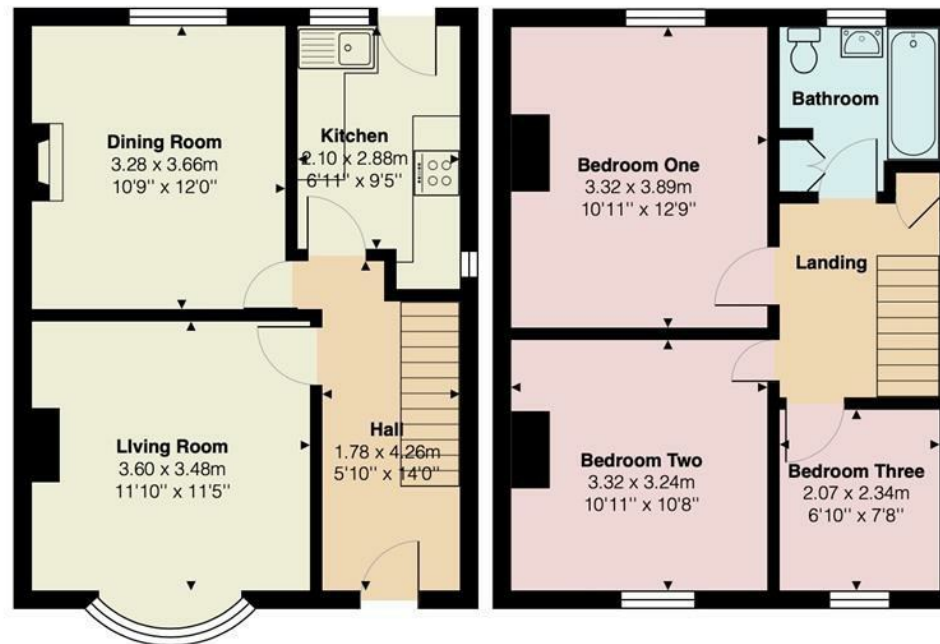
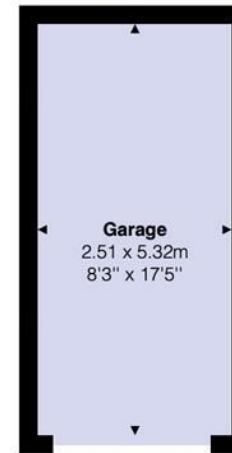
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







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			

Current: 70
Possible: 85

EU Directive 2002/91/EC

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