



**FOR SALE**

**HOUSECLUB**  
ESTATE AGENCY

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## Inside The Home

Entry to the property is via a double-glazed uPVC front door leading into the hallway. From here, there is a family bathroom comprising a bath and wash hand basin, with a separate WC. The spacious lounge features a fireplace and large double-glazed windows, allowing plenty of natural light to fill the room and creating a bright and comfortable living space. The brand new kitchen is accessed from the lounge and boasts wall and base unites with a laminate work top surface, a stainless steel sink and drainer and an integrated electric oven and hob. A door from the kitchen provides access to the rear garden.

To the first floor, the property offers three generously sized double bedrooms. One of the bedrooms also benefits from its own WC, providing additional practicality.

The property offers excellent potential to create a lovely family home. It would suit first-time buyers looking to be within easy reach of Lancaster city centre, as well as investment buyers.

## Let's Take A Closer Look At The Area

Located within walking distance of Lancaster City centre, Granville Road is situated close to Ryelands Park, where there is ample space to allow little ones to explore and play. With excellent access to the wide range of amenities this great city has to offer, including a multitude of high street shops, restaurants, bars and supermarkets, as well as highly regarded primary and secondary schools, doctors surgery and a pharmacy. For commuters, local buses provide regular travel in and around the city, as well as the West Coast mainline railway station, an approximate 20 minute walk away. Junction 34 of the M6 motorway provides access further afield and can be accessed within 10 minutes.

## Let's Step Outside

To the outside of the property there is off road parking for approximately two vehicles, side access to the rear garden which is secured by gate and fence. The rear garden is paved and secured by fencing, it provides the opportunity to create a wonderful outdoor space and put your personal stamp on it.

## 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: LAN37338

## Council Tax Band

This home is Band A under Lancaster City Council.

## Viewings

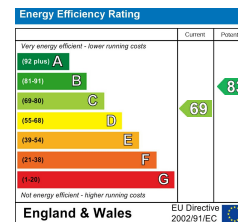
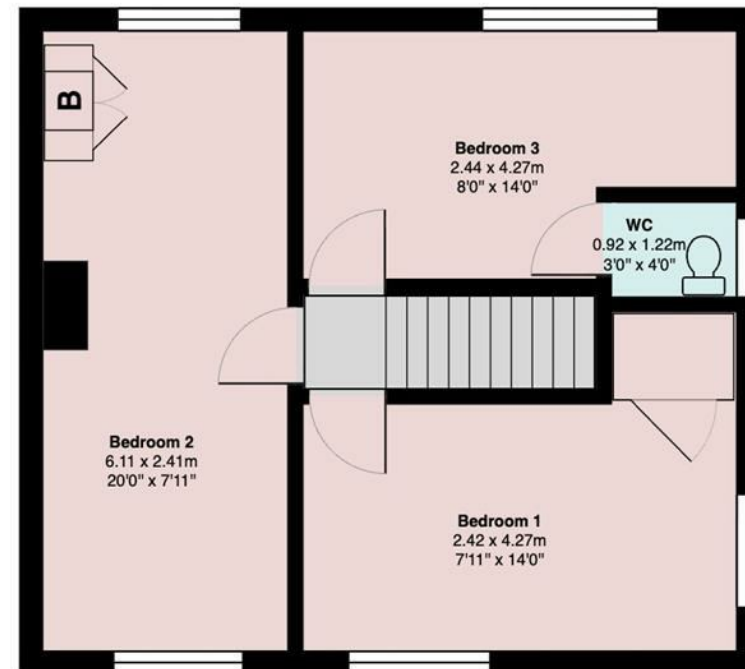
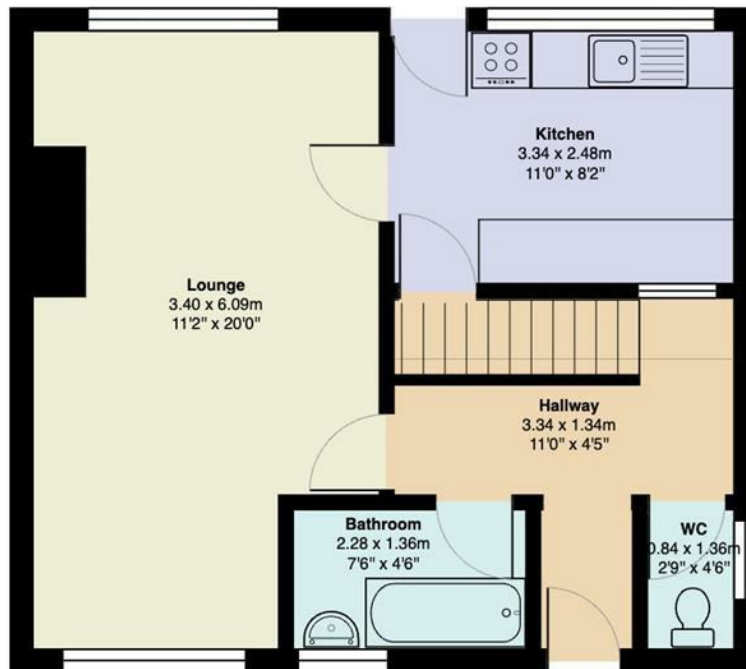
Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







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