





## Inside The Home

Entered via a UPVC double glazed door, the welcoming Entrance Hall provides access to the living areas and the first floor of this incredible family home. To the left, a large light and bright Living Room can be found centred around a gas living flame fireplace. With two UPVC double glazed windows filling this spacious room with ample natural light. Also flowing from the Entrance Hall, a Kitchen Diner can be found perfect for enjoying meals with loved one. Fitted with a range of wall and base units with a complementary worktop over. The room benefits from plumbing for a washing machine and space for a freestanding cooker. A generous Pantry area can also be found, providing space for a tumble dryer and a fridge freezer with a UPVC double glazed door providing access to the side and rear of the home.

To the first floor, three generous bedrooms can be found, two of which are fitted with built-in wardrobes, with a separate WC and Shower Room. Requiring modernisation throughout, this superb home provides the perfect backdrop for your imagination to run wild, and create the perfect home of your choosing. A perfect blank canvas for those looking to create a beautiful home, in a vibrant and busy city. Perfectly suited to young families and investors alike, don't miss out as this property is offered to the market with No Chain.

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

Located in the popular Ridge area of Lancaster, this incredible family home has everything and more. Within close proximity to the iconic Williamson Park and the River Lune, this superb home benefits from access to a highly regarded primary and secondary school, as well as simple access to the local Grammar Schools. With the M6 motorway and Lancaster City centre on its doorstep, its easy to see why it is a popular area. This beautiful home is serviced by a range of local shops, restaurants and larger national shops as well as a Lancaster Train Station providing instant access to the West Coast Mainline - perfect for those who commute.

## Let's Step Outside

To the front of the property, on road parking can be found. A wooden gate secure gate provides access to a safe and secure laid to lawn garden, beautifully planted with a range of

shrubs, flowers and hedging providing a tranquil area to sit and relax. The rear can be accessed by an internal walkway, where a generous Store Room can be found, as well as a handy Workshop and covered Potting Area perfect for garden enthusiasts. To the rear a large tiered garden can be found with multiple areas providing the perfect backdrop for alfresco dining and sitting out enjoying a warm summers day. With secure wooden fencing, planted borders and mature shrubs, this again provides the perfect backdrop for those seeking an area to create their own slice of paradise.

## Services

The property is fitted with mains electric, mains gas, mains water and mains drainage. The property is heated by individual Baxi balanced-flue gas heaters, with units in both main bedrooms, the bathroom, the lounge and the kitchen. The kitchen heater will require attention, as the external area it vents into isn't currently ventilated to modern standards. In the living room there is also a new Flavel gas fire with remote control, offering an easy and reliable source of warmth. What appears at first glance to be a boiler in the kitchen is actually a gas-fired multipoint instantaneous water heater, which provides hot water to both the kitchen and bathroom. The home does not have a central heating system, but instead uses these individual appliances for heating and hot water.

## Tenure

The property is Freehold. Title number: LAN283355.

## Council Tax

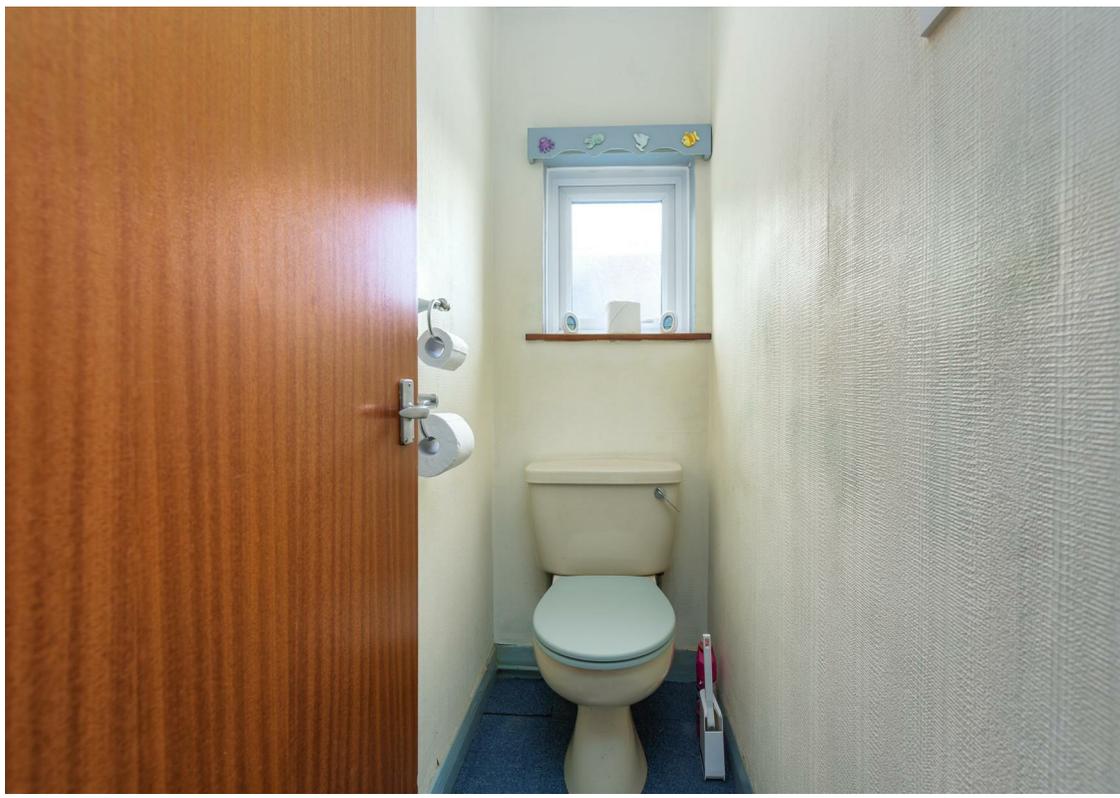
This home is Band A under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

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







Total Area: 106.5 m<sup>2</sup> ... 1146 ft<sup>2</sup>

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		79
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Your Award Winning Houseclub

