

HOUSECLUB
ESTATE AGENCY

23 Roosevelt Avenue, Lancaster, LA1 5EJ

Price £425,000









Inside the home

The property is accessed from the Indian Stone paved double driveway and a particularly welcoming entrance hallway greets you upon entry. Just off that is the handy ground floor WC and a well appointed and spacious living room. Beyond that is a separate dining room and a modern style fitted kitchen with wall and base units and laminate work top surfaces, a one and half bowl sink and drainer, an electric oven with a gas hob and an overhead extractor and plumbing and space for a washing machine and tumble dryer. On the first floor the property boasts four well proportioned bedrooms and a gorgeous four piece family bathroom site in white. The bathroom consists of a walk in shower, a panel bath, a pedestal wash hand basin and a low flush WC.

Let's look outside

The open aspect frontage hosts an Indian Stone double driveway with accompanying low maintenance shale bed and access to the attached garage. To the rear is an enclosed and private rear garden laid to lawn with decorative shrub and flower bed borders as well as a paved side area with space for sitting and enjoying your own potted plants.

The location

A popular location, the property sits in a convenient position for access to a wide range of amenities that the historic city of Lancaster has to offer, including the nearby Willow Lane playground. A nice range of high street shops, restaurants, bars and supermarkets are all within walking distance, as well as highly regarded schools, the Royal Lancaster Infirmary, the University of Cumbria and the super handy West Coast mainline railway station. For commuters, local buses provide regular travel in and around the city, including routes to the university of Lancaster, and further afield, the M6 motorway lies just over three miles away and can be accessed via either junction 33 or 34. The property is close to some gorgeous nature trails and walks and St Georges Quay and the iconic River Lune are within easy walking distance too. A quite brilliant location for all the family.

The situation

The property has been owned by the same owner since construction. It is anticipated it can now be sold with no onward chain.

Services

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

Tenure

The property is Freehold with title number LAN179186.

Council Tax

Band E via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Will be available online with further details available via our Lancaster sales team.

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

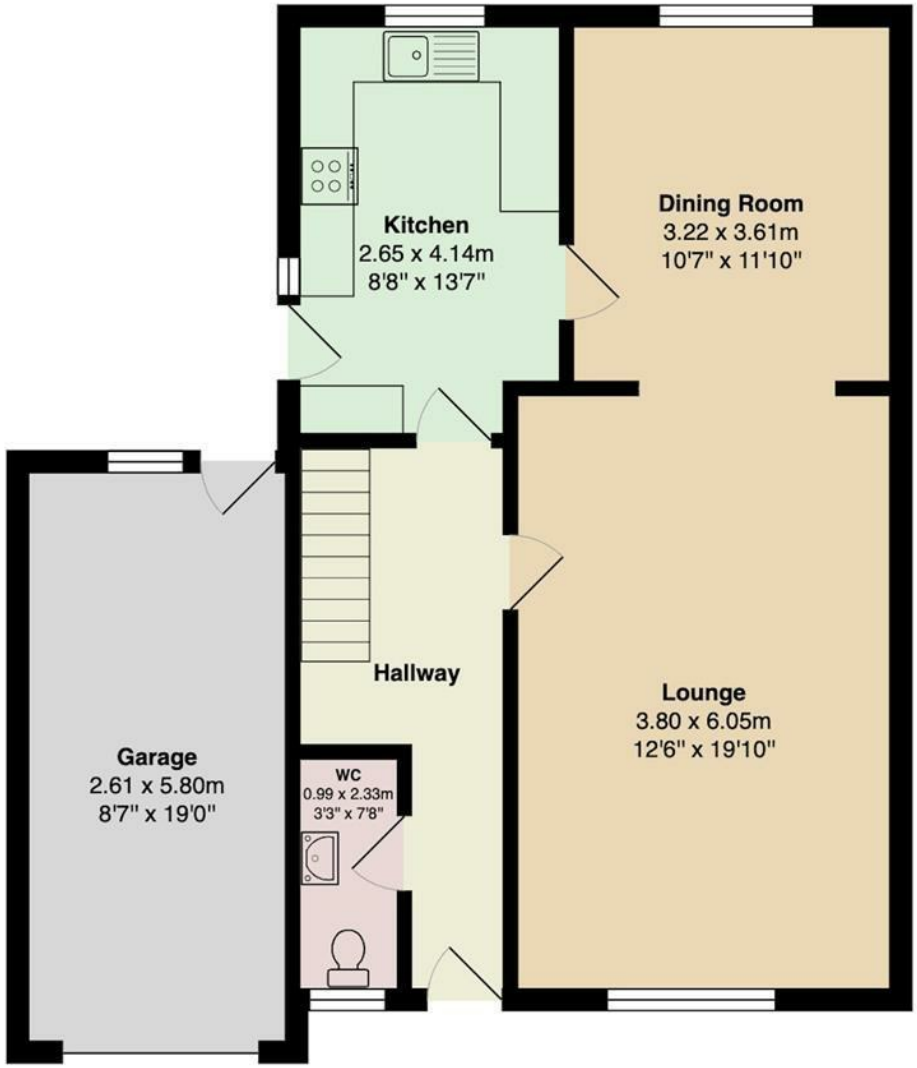


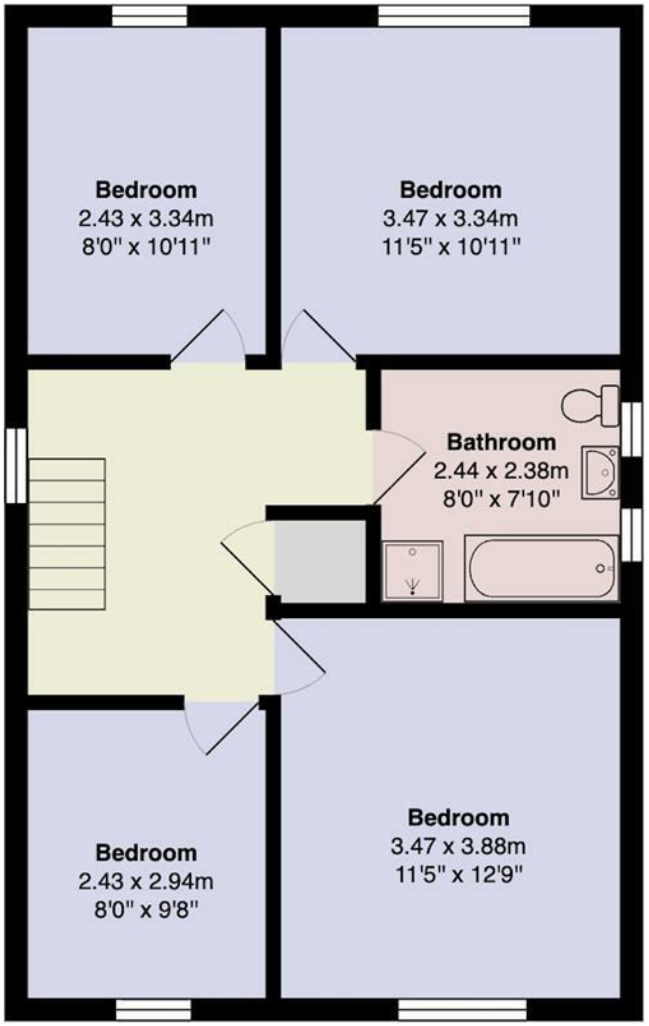


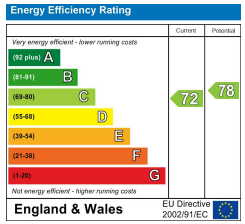












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