





Inside The Home

A wooden glazed door leads into a welcoming Entrance Vestibule, with a UPVC double glazed window and tile flooring. A wooden panelled internal door provides access to a bright and spacious Living Room, centred around a feature fireplace with a wooden surround. A UPVC double glazed window provides roof top views across the surrounding Lancashire countryside. This exceptional room provides ample space for a Dining Area, should a purchaser be looking for three bedrooms - the Dining Room could easily be used as this and currently is. With a ground floor Bedroom, fitted with a range of built in wardrobes providing ample storage solutions. A generous Shower Room can also be found, fitted with a three-piece suite with a large walk-in shower unit and a waterfall shower-head. Located to the rear of the property, a well proportioned Kitchen can be found, fitted with a range of wall and base units, with fitted appliances which include a four ring gas hob with extractor above and an oven below. With plumbing for a dishwasher, plumbing for a washing machine and space for a fridge.

From the Kitchen, stairs lead to a First Floor where a large loft space can be found. This provides an incredible blank canvas should a purchaser be looking for a property to extend and modify to suit their needs. Housing a modern gas central heating boiler there is huge potential to convert into an additional bedroom with an ensuite, subject to the relevant planning approval. A generous second Bedroom can also be found with feature wooden panelling, character beams and a variety of built-in storage cupboards to the eaves.

This incredible home provides purchaser with a truly one of a kind blank canvas. Ripe for modernisation, this home is perfect for those looking for a sizeable family home, or looking to downsize - the choice is yours. With friendly wheelchair access, this home caters for all, with the added bonus of No Chain.

Let's Take A Closer Look At The Area

Located in the quiet, discreet Bailrigg area of Lancaster, this superb family home offers purchasers a plethora of schools, shops and excellent transport links located in the nearby city of Lancaster. For those who commute, a short drive into the

city centre provides access to the West Coast mainline and the M6 motorway less than a 10 minute drive away. Access to the University of Lancaster lies a short walk away as well as many countryside side walks, offering a perfect blend of both town and country.

Let's Step Outside

To the front of the property, a large garden space can be found, which has been carefully modified for wheelchair access. A ramp provides access to the front of the home, as well as a small staircase. A detached garage with an electric roller door and off road car parking can also be found located to the side of the home. If its more parking you are looking for and a ramp is not needed, why not take the opportunity to create more parking in the large space. To the rear, a larger laid to lawn garden can be found, with a selection of outhouses and a huge summerhouse, requiring some TLC. This extended plot offers ample space for the those with green fingered interests as well as families, looking for a safe and secure environment for allowing little ones to run and play. With privacy hedging, this home provides the perfect backdrop for creating a truly remarkable property on what has clearly been a well loved family home.

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.

Council Tax

This home is Band C under Lancaster City Council.

Viewings

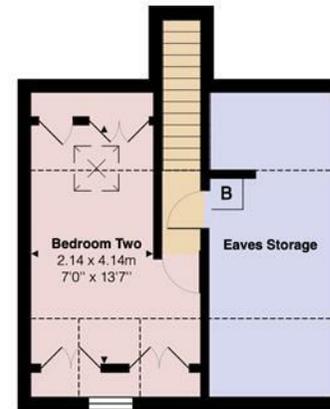
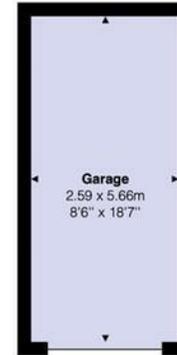
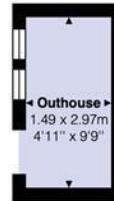
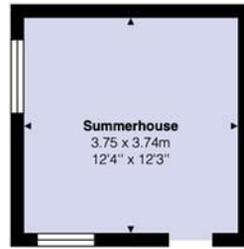
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 130.4 m² ... 1404 ft²



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			EU Directive 2002/91/EC

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