





Inside The Home

Entered via a UPVC double glazed door, this opens into a welcoming Living Room, centred around an inglenook fire surround. With a handy built in cupboard, this proceeds to the Dining Room, where a second inglenook fire surround can be found beautifully showcasing the age of this incredible home. A UPVC double glazed window provides an open outlook across the rear garden whist providing the home with ample natural light. To the rear, an extended Kitchen space can be found, providing a large light and bright area perfect for those who enjoy cooking and entertaining. Fitted with a range of wall and base units providing ample storage . Fitted appliances include a four ring electric hob, with an oven below and extractor above, as well as plumbing for a washing machine and space for a fridge freezer. A UPVC double glazed door provides access to the rear.

Stairs lead from the Dining Room to the first floor where two generous double bedrooms can be found. The rear bedroom provides an open outlook across Lancaster towards Lancaster Castle and Priory. A handy built-in storage cupboard can also be found as well as a three-piece modern Bathroom suite to complement.

This beautifully presented home is perfect for a range of buyers from first timers, investors to those wishing to downsize. With No Chain, could this be the ideal home for you?

Let's Take A Closer Look At The Area

Located in the popular Moorlands area of Lancaster, this property provides purchasers with a range of amenities including national and independent shops, eateries and pubs, as well as handy access to local landmarks such as Williamson Park and the Historic Lancaster Canal. With a short walk, you can reach the historic city of Lancaster where a plethora of additional shops, dentists and doctors surgeries can be found, as well as handy access onto the M6 Motorway and the West Coast Main Line Train Station providing excellent access further afield.

Let's Step Outside

To the front of the property, on road parking can be found. To

the rear, a generous laid to lawn garden can be found providing ample space for alfresco dining or socialising with loved ones. There is ample space for those with green fingered interests to create a tranquil retreat.

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. Title number: LAN139916.

Council Tax

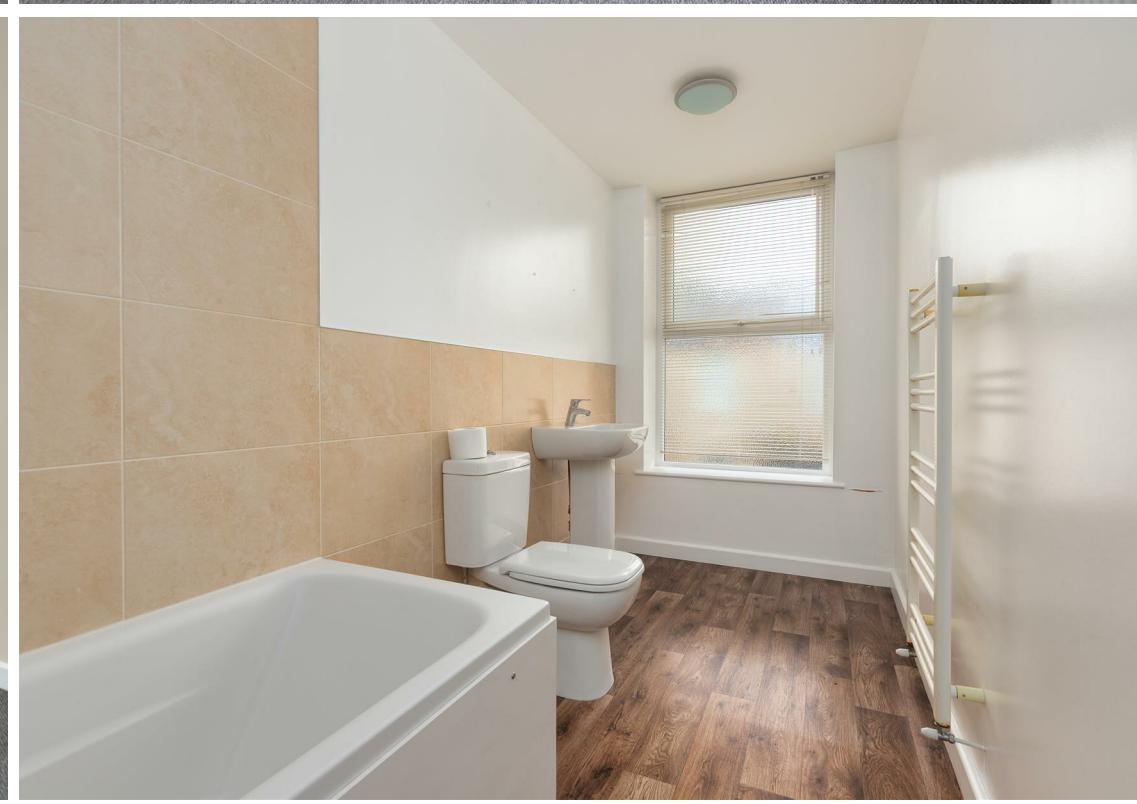
This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 63.6 m² ... 684 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		71
(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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