





Inside The Home

Entered via a UPVC double glazed door, this leads into a bright and spacious Living Room, with stairs leading to the first floor. Opening in to the Dining Room, this creates a natural flow between the two reception spaces and provides ample space for a dining table, perfect for entertaining loved ones.

The Kitchen is fitted with a range of wall and base units with complementary worktops over and fitted appliances which include a four-ring gas hob with extractor above and an oven below, as well as plumbing for both a washing machine and dishwasher, alongside space for a fridge freezer. The gas central heating boiler is conveniently housed within a kitchen cabinet.

To the first floor, two generous Bedrooms and a three-piece modern bathroom suite can be found complete with a complementary tiled surround.

The second floor is dedicated to a large third Bedroom, offering a good degree of space and the added benefit of fitted wardrobes.

Offered to the market with No Chain, this three-bedroom home provides versatile accommodation arranged over three floors, together with a low-maintenance outdoor space.

Let's Take A Closer Look At The Area

Centrally located and within walking distance of Lancaster City Centre, Stanley Place offers excellent access to the wide range of amenities this vibrant city has to offer. A multitude of high street shops, restaurants, bars and supermarkets can all be found nearby, alongside a selection of highly regarded primary and secondary schools. For commuters, local bus services provide regular travel throughout the city and surrounding areas, while Lancaster railway station is approximately a 10-minute walk away, providing access to the West Coast Main Line. The M6 motorway is also easily accessible, offering convenient links further afield. This well-positioned home is not to be missed.

Let's Step Outside

Externally, on-street parking is available to the front of the

property. Accessed via a ginnel, the rear yard provides a pleasant outdoor space, featuring artificial lawn and raised planted borders. Ideal for pots and plants, the enclosed area offers a lovely spot to sit back and enjoy warmer summer days.

Services

The property is fitted with a gas central heating boiler, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LA714211.

Council Tax

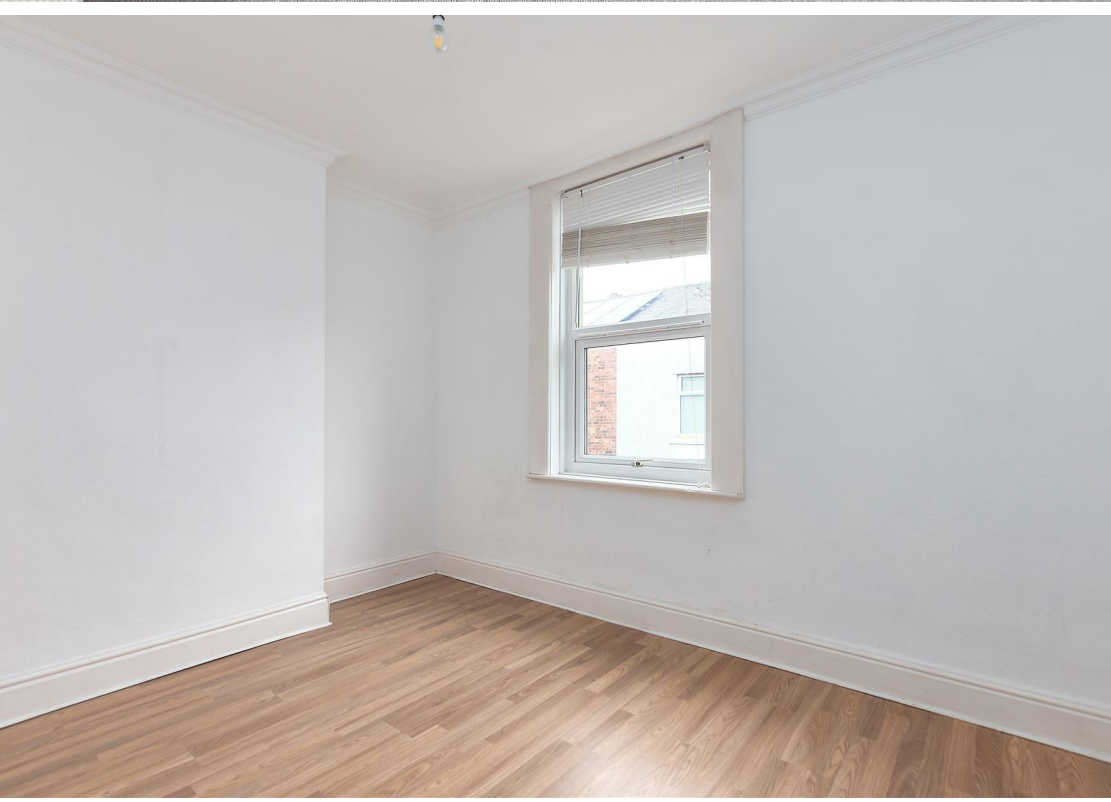
This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

Band D. For more information, please see online or contact our office.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		61
(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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