



FOR SALE  
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## Inside The Home

Entered via UPVC double glazed doors, this welcomes you into this beautiful home. Pass through the Entrance Vestibule via an original wooden staining glass door with matching side window, into a warm and welcoming Entrance Hall. With stairs leading to the first floor, a handy ground floor WC and access to the living areas. To the front of the property, a generous warm and cozy living room can be found centred around a gas fireplace with decorative surround and feature downlighters. With a large UPVC double glazed bay window, the room is provided with ample natural light, with decorative coving and a picture rail to compliment. A large open plan Living Kitchen Diner can be found providing ample space for any growing family. The Living Dining Room is centred around a freestanding electric log burning stove, with large UPVC double glazed windows overlooking the rear garden, with an open outlook. This is the perfect room for socialising, or using as a second sitting room. The Kitchen is fitted with a range of wall and base units and provides ample storage solutions. Fitted appliances include a large Beiling freestanding range cooker, with a seven ring gas hob and extractor above, as well as an integrated dishwasher and separate under counter units housing a fridge and freezer. With a UPVC double glazed door providing access to the rear garden and a range of UPVC double glazed windows.

To the first floor, three generous Bedrooms can be found all fitted with a range of wardrobes and UPVC double glazed windows providing the space with ample natural light. A generous four piece modern Bathroom suite can also be found as well as access to a generous Loft Room, accessed via a drop-down ladder. This provides the perfect backdrop for a work from home office, a hobby room, a children's playroom or simply much needed storage. With a Velux double glazed window and access to additional eaves storage.

This beautifully presented home is move in ready and provides ample space for any growing family, in a convenient and desirable area of South Lancaster.

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

Situated in the popular Bowerham area of Lancaster, this fantastic home is perfectly situated for family life. Offering

purchasers a plethora of local primary and secondary schools and excellent transport links with a main bus route a stones throw away. For those who commute, a short drive into the city centre provides access to the West Coast mainline train station of Lancaster, and the M6 motorway less than a 10 minute drive away. With a range of local and national shops, eateries and landmarks including the stunning Williamson Park, there is much to explore and enjoy.

## Let's Step Outside

To the front of the property, a block paved driveway can be found providing off-road parking for at least 3 cars. With a planted border, and stone walling to compliment, this leads to a generous detached Garage, with a sliding doors. The garage is fitted with lighting and power, and has a side entrance door providing access to the rear garden. Stepping through the rear gate, access to the rear garden can be found. This low maintenance area is fitted with a range of planted raised borders, a paved patio area and astro turf. The perfect space for entertaining family and friends, allowing little ones to play and explore or simply sitting out on a warm summers day. The choice is yours!

## Services

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

## Tenure

The property is Freehold. Title number: LA851900.

## Council Tax

This home is Band C under Lancaster City Council.

## Viewings

Strictly by appointment via Houseclub Estate Agency.

## Energy Performance Certificate

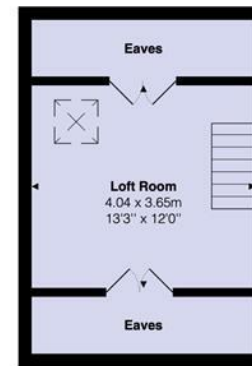
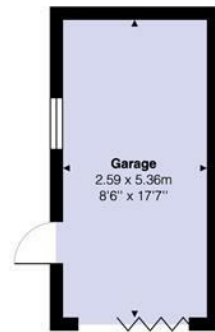
View online or for more information contact our office for details.











Total Area: 139.5 m<sup>2</sup> ... 1502 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	61	74



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