

HOUSECLUB
ESTATE AGENCY

6 Caldbeck Road, Lancaster, LA1 3LU

£240,000









Inside The Home

Upon entering the property, an Entrance Vestibule opens into a welcoming Entrance Hall, providing access to the accommodation. The spacious Living Room offers a warm and inviting atmosphere, centred around a wall-mounted electric fire with decorative surround, creating the perfect space to relax and unwind.

Positioned to the rear of the property, the generous Kitchen is fitted with a range of wall and base units, complemented by work surfaces and a selection of integrated appliances, including a four-ring induction hob with extractor hood above and a high-rise double oven. With plumbing for a washing machine, space for a tumble dryer and space for a fridge freezer. A useful Rear Porch provides additional convenience and direct access to the outside.

The bungalow offers two well-proportioned Bedrooms, both accessed from the Entrance Hall. Bedroom One benefits from a range of fitted wardrobes, providing excellent built-in storage, whilst Bedroom Two is currently utilised as a Dining Room and enjoys pleasant views over the rear garden. Double-glazed doors open into a spacious Conservatory, offering a wonderful additional reception space and the perfect place to sit back and enjoy the garden all year round. Completing the accommodation is a modern Shower Room, finished with complementary tiling.

Combining generous accommodation, attractive gardens and the advantage of NO CHAIN, this delightful bungalow presents an excellent opportunity for those seeking comfortable and convenient single-storey living.

Let's Take A Closer Look At The Area

Located in the popular Ridge area of Lancaster, this incredible home has everything and more. Within close proximity to the iconic Williamson Park and the River Lune, this superb home benefits from access to a highly regarded primary and secondary schools, as well as simple access to the local Grammar Schools. With the M6 motorway and Lancaster City centre on its doorstep, its easy to see why it is a popular area. This beautiful home is serviced by a range of local shops, restaurants and larger national shops as well as a Lancaster Train Station providing instant access to the West Coast Mainline - perfect for those who commute or those seeking a quieter life with an excellent array of local amenities.

Let's Step Outside

Externally, the property continues to impress with attractive, low-maintenance gardens. To the front, paved and stone-chipped pathways are complemented by raised planted borders and a driveway providing off-road parking for approximately two vehicles. This leads to a detached garage, which benefits from both light and power. To the rear, a beautifully manicured, two-tiered garden offers an excellent outdoor space. A spacious paved patio provides the perfect setting for outdoor furniture and alfresco dining, while the remaining garden features a combination of laid-to-lawn and stone-chipped areas. A large wooden shed provides further valuable storage space.

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: LAN198929.

Council Tax

This home is Band B 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.

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





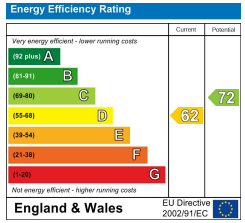








Total Area: 94.4 m² ... 1016 ft²



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