



FOR SALE
HOUSECLUB
ESTATE AGENTS
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The accommodation..

This fantastic property has been upgraded very well by the current owners. Access to the front elevation takes you into a welcoming entrance porch/hall ahead of which is the contemporary fitted kitchen. To the left is the spacious yet cosy lounge with its tasteful decor, click lock flooring and a feature gas fire with a marble effect hearth and a wooden surround. Beyond that is an inner hallway/lobby which provides ease of access to two very well proportioned bedrooms and the sleek and stylish shower room. To the rear elevation is an insulated and re-built conservatory with twin Velux windows, more click lock flooring and open out doors to the well maintained rear garden.

The kitchen

We need to say a little bit more about this.. intelligently designed and so well finished, the kitchen boasts wall and base units with laminate work top surfaces, a one and a half bowl sink and drainer, space for a fridge freezer and an electric cooker point. There is a walk in pantry, click lock flooring and a uPVC double glazed window and door to the side elevation.

Let's look outside..

The property has garden frontage and a driveway leading to the detached garage. The garage has power and its own individual consumer unit. To the rear is a private, patio and lawn garden with a summer house and greenhouse.

The location

A popular location, this formidable bungalow enjoys close proximity to esteemed primary and secondary schools, as well as convenient access to the wide range of amenities offered by the historic city of Lancaster. There are transport links aplenty including a regular bus which stops at the nearby Cork Road. Lancaster city centre is a couple of miles away and there you'll find an array of popular high street shops, restaurants, bars, and supermarkets. Within walking distance of here is the University of Cumbria, the Royal Infirmary, and slightly further away is the convenient West Coast mainline railway station. Commuters will appreciate the M6 motorway is just over three miles away, offering convenient access to destinations further afield including the Lake District and the Yorkshire Dales.

Services

The property is serviced with gas central heating (the Worcester boiler can be found in the Kitchen), electricity, mains water and drainage.

Tenure

The property is Freehold with title number LA513199.

Council Tax

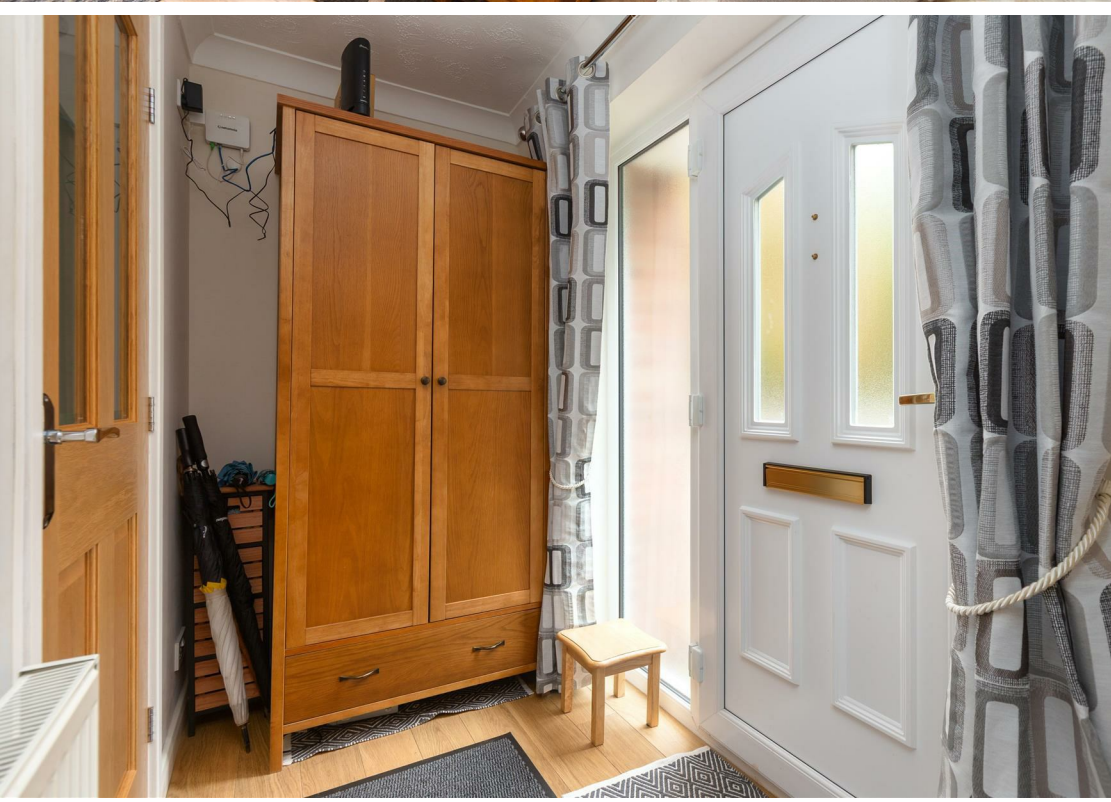
Band C via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agency.

Energy Performance Certificate

Available online or via our estate agency office.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		F
(21-38) F		
(1-20) G		G
Not energy efficient - higher running costs		
England & Wales		

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