



21 Chequers Avenue, Lancaster, LA1 4HY

A beautifully presented and spacious three bedroom semi-detached house in South Lancaster. Within walking distance of local schools and within easy reach of shops, eateries and the city centre, this is the perfect hub for busy family life.

The property boasts well-proportioned living spaces, with a modern reception room and open plan kitchen diner on the ground floor. Three double bedrooms, split over the top two floors are serviced by the updated family bathroom, with monochrome styling tying the house together and giving a contemporary feel. A recently installed garden room at the rear of the house boasts a bar with seating area, extending the entertaining space, with a practical workshop to the rear. The landscaped rear garden features a large patio seating area, with a lower level lawn bordered by established trees for a sense of privacy. A driveway runs down the side of the house and provides parking for cars and larger vehicles such as campervans and caravans.

A fantastic, move in ready family house in a desirable area of Lancaster, just waiting for you to add your mark and enjoy your stunning new home!



Hall

5'6" x 3'5" (1.69 x 1.06)

An entrance hallway featuring laminate wood flooring greets you as you enter the home, with a double panel radiator against the wall to create a warm and welcoming space. A frosted double glazed window on the side aspect, along with the glass panes composite door provide daylight, with a central ceiling light for evening use.

Living Room

15'10" x 10'6" (4.84 x 3.22)

A well-proportioned living room sits at the front of the property, with a large double glazed bay window taking in views of the front garden, with a double panel radiator below. An open fireplace forms the focal point of the room, with alcoves either side ideal for storage and display units. There is plenty of room with two sofas and side tables so you can create the perfect relaxation space for you and your family. A practical id weather cupboard sits off the main reception room, housing the utility consumer units plus built in shelving, ideal for outdoor clothing and bulky items to keep the clean modern feel of the home.

Kitchen Diner

19'1" x 15'10" (5.84 x 4.83)

A large L-shaped kitchen diner flows around the rear of the house, with quality laminate flooring tying the room together. The well-proportioned kitchen features over and under counter cabinetry around the black stone effect worktop, with a wide double glazed window on the rear aspect. Appliances include a Neff four ring induction hob with integrated Neff oven below, an integrated fridge and freezer, plus a sink and drainer set below the window. There is under counter space for a washing machine, with a practical breakfast bar on the opposite wall with stool seating, great for busy families.

The dining area sits off the entrance hall and benefits from a large double glazed window taking in the green views of the back garden, with a double panel radiator below. There is space for a family dining table plus large display units, making it a versatile area with space for entertaining.

First Floor

Landing

13'3" x 5'6" (4.06 x 1.70)

The carpeted first floor landing connects the two bedrooms with the family bathroom. A double glazed window on the side aspect

provides natural light, with a central ceiling light and single panel radiator against the wall. The monochrome colour scheme ties the landing to the rest of the modern interior.

Bathroom

6'5" x 5'5" (1.97 x 1.67)

The first floor family bathroom features a P-shaped bathtub with overhead shower, a traditional low flush toilet and a fluted pedestal sink. A black heated towel rail sits by the entrance and ties into the black shower screen, white subway tiles walls with black grouting and the black and white tile effect vinyl flooring to create a contemporary bathroom. A frosted double glazed window on the side aspect provides natural light, with a central ceiling light for in the evenings.

Bedroom 1

13'0" x 10'5" (3.97 x 3.20)

A double bedroom benefitting from a double glazed window on the front aspect, with a single panel radiator below. Tastefully decorated, with plush grey carpet underfoot, there's plenty of room to tailor it to your needs, currently housing a double bed, bedside tables, drawers and a large fixed wardrobe with floor area left over. Coving runs around the perimeter of the ceiling, with a central pendant light fitting over the bed space.

Bedroom 2

13'0" x 8'10" (3.97 x 2.70)

A carpeted double bedroom sits at the rear of the house, with a wide double glazed window overlooking the rear garden, with views across the rooftops of Lancaster. A great space, the room currently houses a bed, wardrobes and play area, with room to spare. A single la we radiator sits beneath the window, with a central ceiling light completing the comfortable double bedroom.

Top Floor

Top Floor Landing

7'7" x 5'10" (2.32 x 1.80)

A carpeted landing at the top of the property provides access to the bedroom and houses the Vaillant boiler. Low level cupboards provides access to eaves storage, with a Velux window above and a frosted double glazed window on the stairwell. Black painted bannisters and contrasting white painted spindles keep with the contemporary feel of the home.

Bedroom 3

14'4" x 11'1" (4.38 x 3.39)

A spacious double bedroom situated on the top floor of the

property which benefits from a double glazed window on the rear aspect taking in views across South Lancaster. There is ample space on the carpeted floor for a double bed, storage solutions and display units, with plenty of room to spare. There's no shortage of storage with a built in wardrobe with hanging and shelf space, plus inbuilt shelving by the bed area. The sloped ceiling is full standing height in a majority of the room making it an ideal bedroom with room to configure it to your taste.

External

Rear Garden

The well-proportioned rear garden features a paved patio directly behind the house with space for seating and BBQs, with a lower level lawned area to the rear. The lawn is bordered by established trees and bushes making it a private secure space perfect for children and pets, with a storage shed and summer house. A recently installed garden room sits off the patio, with side access and a double glazed window to the garden.

Garden Room & Workshop

10'4" x 7'8" (3.17 x 2.34)

A detached, recently installed garden room extends the entertaining space, currently used as a home bar and seating area, with french doors that allow the space to be opened up in the warmer months. Featuring laminate flooring, an electric fire and TV mount, with ceiling spotlights. Whether hosting friends and family, or as a sanctuary separate from the main house, this room offers a whole host of possibilities. To the rear of the bar is a door through to the workshop, with durable rubber tile flooring and space for tools and a workbench, plus a double glazed window on the side aspect to the main garden providing natural light.

Front Garden

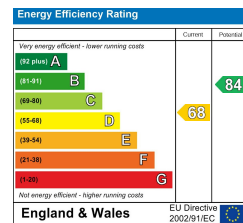
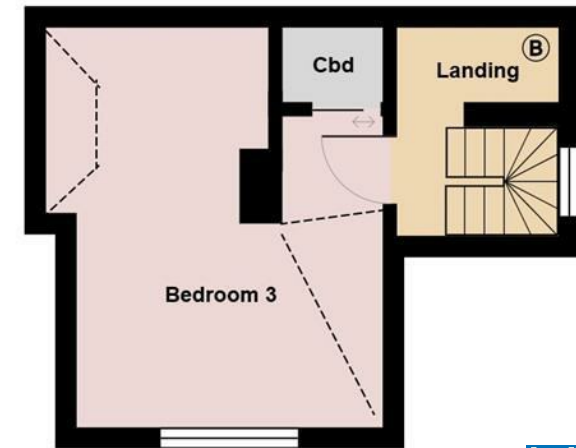
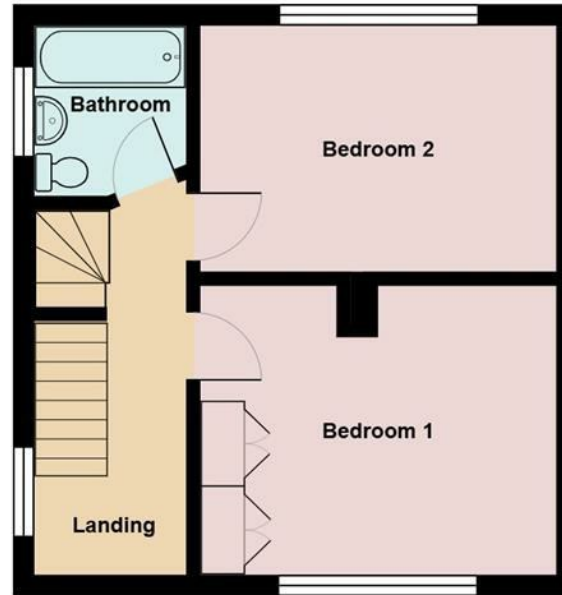
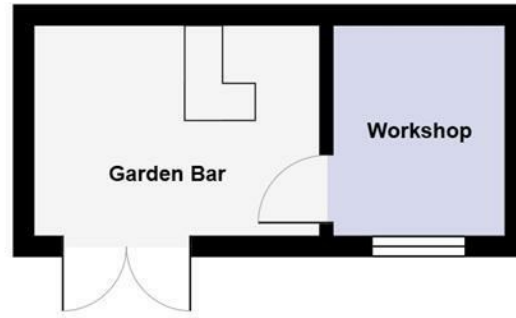
The house has a front garden with established bushes offering privacy from the road, with a long driveway running down the side of the property offering off-road parking for vehicles such as cars and campervans. A secure gate offers access to the rear garden.

Additional Information

Freehold. Council tax band C.







Your Award Winning Houseclub

