





Inside The Home

The accommodation begins with a generous Living Room, providing a comfortable space to relax and unwind. To the rear, a modern Kitchen can be found, fitted with a range of wall and base units with complementary worktops over and a selection of integrated appliances, including a four-ring hob with extractor above and oven below, together with an integrated fridge freezer. Plumbing is also provided for a washing machine, while stairs rise to the first floor and a handy understairs cupboard offers a useful additional storage space.

To the first floor, two double Bedrooms offer versatile accommodation to suit a variety of needs. The second bedroom is fitted with a handy built in store cupboard, providing even more storage. Completing the first floor, a modern three-piece shower room can be found, complemented by stylish tiling.

Combining modern presentation, practical living space and the benefit of a No Chain sale, this attractive home is well suited to buyers seeking a straightforward move, in a quiet yet highly assessible area.

Let's Take A Closer Look At The Area

Situated within walking distance of the city of Lancaster, this fantastic home is perfectly situated for family life. Offering purchasers a plethora of local primary and secondary schools including the local Grammar Schools, the hospital and two universities sit close by with excellent bus access to all. A range of local and national shops can be found in the town with the West Coast mainline train station of Lancaster providing excellent access further afield, as well as the M6 motorway less than a 10 minute drive away.

Let's Step Outside

Externally, on-road parking is available to the front of the home, with a generous enclosed yard to the rear. Providing a low-maintenance outdoor space, along with a useful outhouse store, this area provides ample space for alfresco dining as well potted plants for those with green fingered interests.

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: LAN152460.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

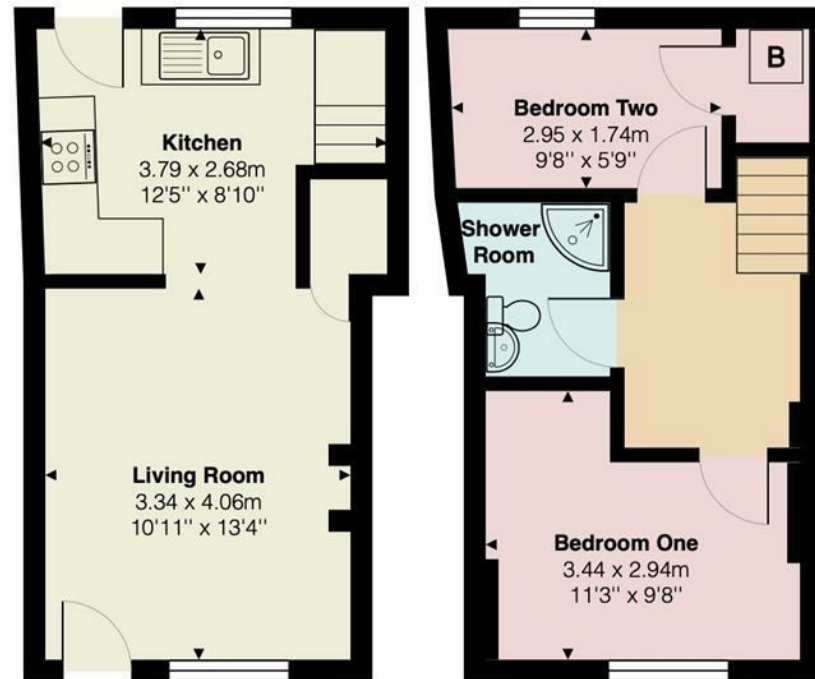
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 49.1 m² ... 529 ft²

Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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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