





The accommodation..

Accessible from the front elevation you'll notice the gorgeous sash style windows and the stripped wooden floor as you walk into this charming home. The second reception room with feature stone fireplace and sash window doesn't disappoint and neither does the stylish fitted kitchen which completes the ground floor accommodation. Upstairs there is a spacious master bedroom with cast iron fireplace, storage cupboard and sash window and behind that is a second bedroom with stripped wooden flooring and a sleek three piece bathroom suite which comprises a panel bath with an over head shower to mixer tap, a vanity wash hand basin with mirrored cabinet and a low flush WC. The landing provides access to a sizeable loft space.

What's outside?

The property has a flagged rear yard with gravel beds, ideal for sitting out in the summer evenings. It is private and secure and accessible from the lane behind the property.

We need to talk about the view..

Quite simply one of the best views we have seen! From the master bedroom and loft space there is a panoramic and unobstructed view right across the city towards Lancaster Castle, the Priory, the River Lune and Morecambe Bay and the Lakeland Hills. Outstanding.

The situation.

This property is vacant and offered for sale with no onward chain.

The location.

Davidson Street is a cul-de-sac with no through road, is around a 8-10 minute walk into the city centre and is very handy for Williamson Park, the Ashton Memorial and Lancaster Boys Grammar School. Lancaster boasts a bustling city centre where amenities include some fantastic pubs, restaurants and shops. The train station sits on the Western Mainline so offers access to a good number of popular towns and cities across the UK. This property is within walking distance of the Royal Lancaster Infirmary, the University of Cumbria whilst Lancaster University is a straightforward drive away. The Lune Valley can be reached by car along the Quernmore Road and the Trough of Bowland

is within easy reach also by car. Junction 34 of the M6 motorway is around a five minute drive away so it's brilliant positioned to offer easy access all round.

Additional information

The windows and doors (front and back) have been recently fitted. The fridge and washing machine are to be included.

Services

The property is serviced with gas central heating (the boiler is situated in the bathroom), electricity and mains water and drainage.

Tenure

The property is Freehold with title number LA666879.

Council Tax

Band A via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

Available on the web portals - please contact the office if there are any additional enquiries.







Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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