

HOUSECLUB
ESTATE AGENCY

44 Harcourt Road, Lancaster, LA1 2NZ

Price £170,000









Inside The Home

Entered via a UPVC double glazed door, this leads into a welcoming Entrance Hall, providing access to the living areas of this beautiful home. With a separate WC, and a beautifully presented modern Bathroom suite, a handy Utility space can be found, with plumbing for a washing machine and space for a tumble dryer. Proceeding on from this, this versatile home opens into a spacious open plan reception area, including a Living Room and a separate Dining Area, fitted with large built in storage cupboards and access to a secure rear garden. The Kitchen is located directly off this and is fitted with a range of wall and base units with integrated appliances including a four ring electric hob and an oven below, with space for a fridge freezer and plumbing for dishwasher. With a handy under stair pantry storage area, this room also provides access to the rear garden, perfect for those who like to entertain.

To the first floor, three double bedrooms can be found, perfectly suited for growing family. With two of the bedrooms benefiting from a built-in storage cupboard, this large family home caters for all and provides ample storage space. Perfect for a range of buyers including first time buyers, families and those looking to downsize.

Let's Take A Closer Look At The Area

Located in the north side of the city of Lancaster, this superb home lies close to a range of amenities including local convenience shops, schools both primary and secondary, as well as a doctors surgery and pharmacy. With excellent public transport links including local bus services providing easy access in and around Lancaster, and two motorway access points with the Bay Gateway and Junction 34 of the M6, this home is perfect for those who commute. Local idyllic walks are accounted for, with Ryelands Park a short stroll away and the River Lune.

Let's Step Outside

To the front of the property, a large concrete driveway can be found providing off-road parking for approximately four cars, with a stone chipped front garden providing a low maintenance area for potted plants or scope for a lawn depending on a purchasers needs. This superb area also provides additional parking, perfect for families. Wooden secure gates provide access to a generous rear, where the low maintenance theme continues. Fitted with a handy covered area, this provides the perfect backdrop for alfresco dining, with secure PVC sides allowing ample natural light to flow into this area whilst keeping it weatherproof for all year round use. A large wooden summerhouse can also be found, perfect for those who run their own business, or need separate office space. Fitted with light and power, this area could easily be used as a gym, hobby room or games room.

Services

The property is fitted with a modern gas central heating boiler, and benefits from mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN151903.

Council Tax

This home is Band A under Lancaster City Council.

Viewings

Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

View online or for more information contact our office for details.

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

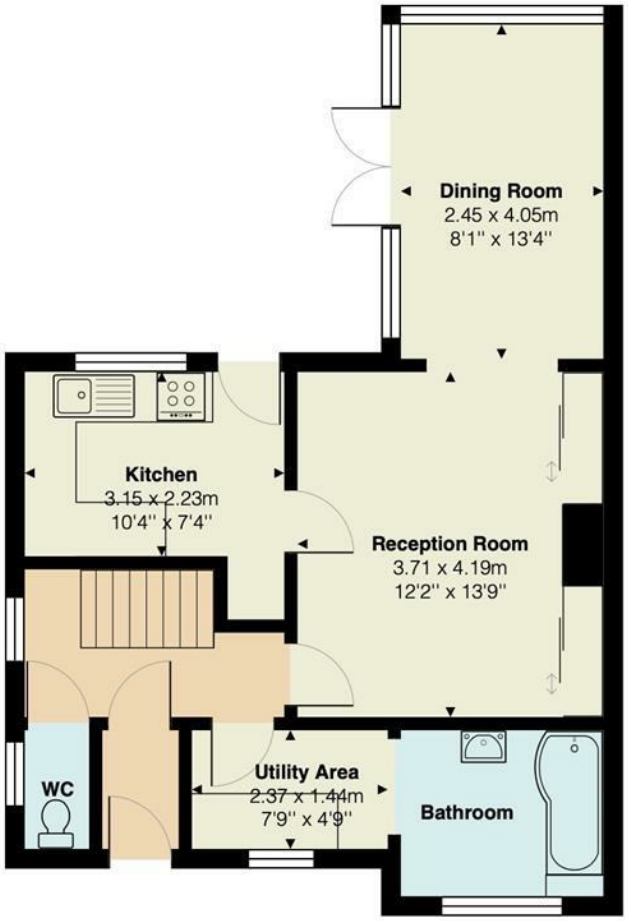


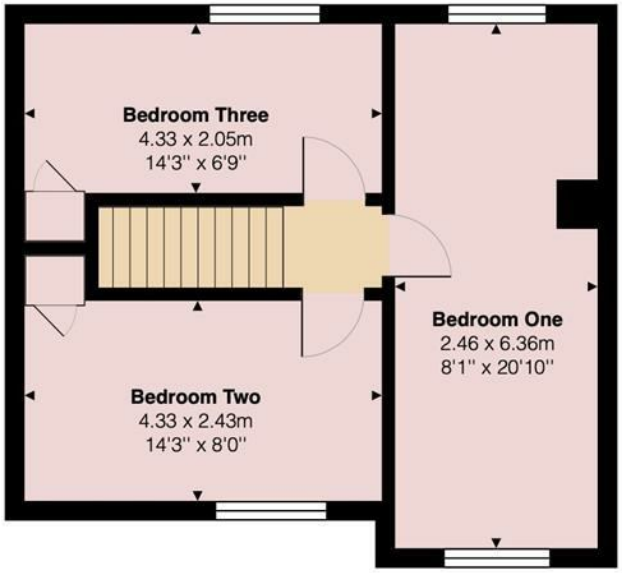




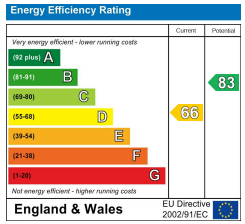








Total Area: 93.9 m² ... 1011 ft²



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