





Inside The Home

Entered via a UPVC double glazed door, this leads into a small Entrance Vestibule, which proceed into a warm and inviting Entrance Hall. With a handy built in under stair storage cupboard and stairs leading to the first floor, to the right, a bright and spacious living room can be found, providing a perfectly cozy room for quiet nights in and socialising with family members. Centred around an electric fireplace, this room has a large UPVC double glaze bay window and decorative coving. The Dining Room sits quietly behind providing a beautiful outlook over the large rear garden. This versatile room can also be used a second reception room and provides ample scope to add french doors, allowing easy access to the rear. Located to the rear of the property, a generous fitted kitchen can be found for the range of wall and base units providing ample storage solutions. With space for a freestanding cooker, plumbing for a washing machine and space for a fridge freezer, this room provides a heart for this busy family home.

Completing the ground floor, a handy WC, large storage cupboard and a generous workshop can also be found providing ample scope for further development.

To the first floor, three spacious bedrooms can be found as well as a generous three-piece fitted Shower Room.

This incredible home is larger than most of the other semi-detached homes in the area as it was originally built as a local Police House, therefore it provides ample space and scope both inside and out, to create a dream family home.

Let's Take A Closer Look At The Area

Situated in a well connected area, Lymm Avenue is nicely tucked away yet only a stones throw from the Bay Gateway, providing quick access to the M6 motorway within approx. 10 minutes. With a highly regarded local primary school and college a short walk away, amenities including a supermarket and local shops on the doorstep, as well as local bus routes providing access to a range of local high schools, and access in and around the local area.

Let's Step Outside

To the front of the property, a laid to lawn garden can be found with off road parking, leading to an attached Garage. To the side of the property a second laid lawn garden can be found providing ample scope for purchases to create more parking, for large vehicles including motorhomes. For those with green fingered interests, it also provides the perfect area for veggie plots and planted borders. To the rear, the laid to lawn gardens continue providing ample space for allowing little ones to run and play, in a safe and secure environment. With two greenhouses and a wooden shed, there is huge scope for purchasers to create a tranquil paradise of their choosing.

Services

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

Tenure

The property is Freehold.

Council Tax

This home is Band C 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.







Total Area: 144.3 m² ... 1553 ft²

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

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EU Directive 2002/91/EC

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