





Inside the house

As you enter this stunning home, you are instantly greeted by a period-tiled floor into a welcoming Entrance Vestibule, which proceeds into the Hall. A wonderfully cosy Living Room can be found centred around a gas fireplace, perfect for quiet evenings in. The space boasts exposed wooden flooring and a large UPVC double glazed bay window with feature fitted blinds, providing ample natural light. Proceeding from the Living Room, a generous Dining room can be found, with a useful built in understair storage cupboard, as well as additional storage solutions. Centred around an inglenook style fire with exposed wooden flooring, this rooms proceeds into a stylish shaker style Kitchen, fitted with a range of base units with complementary wooden effect worktops over. Integrated appliances include a four ring induction hob, with extractor above and an oven below, as well as space for a fridge freezer, and plumbing for a washing machine. A UPVC double glazed door provides access to the rear, whilst stairs located in the hall provide access to the first floor.

On the first floor, two generous and well proportioned bedrooms can be found, providing the perfect space for rest and relaxation. Completing the first floor, a three-piece bathroom suite can be found, with a bath with a shower over. This tranquil retreat is perfect for unwinding after a long day.

This stunning home is move in ready and is perfect for a range of buyers including first timers, young families and investors alike.

Let's Take A Closer Look At The Area

Situated within close proximity to the West Coast Mainline train station of Lancaster, this incredible home has excellent transport links. With nearby bus stops providing access local and further afield, as well as access to the M6 motorway and junctions 33 and 34, this home is a commuter's dream. For those looking to be part of a vibrant city, Lancaster City centre caters to all. With an excellent blend of the old and new, historic landmarks include Lancaster Castle and Police Museum, which house several shops, including the iconic Atkinson coffee shop.

The town itself provides a plethora of excellent eateries and

wine bars and further landmarks and parks, including the breath-taking Williamson Park to the south of the town. For those with a family, there are several highly regarded primary and secondary schools, including the grammar schools, with the Lancaster Girls Grammar School a 10-minute walk away.

Let's Step Outside

To the front of the property, on-road permit parking can be found. To the rear, a beautifully presented yard provides the perfect backdrop for entertaining family and friends, or simply enjoying alfresco dining on a warm summer's evening.

Services

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

Tenure

The property is Freehold.

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.







Total Area: 69.9 m² ... 752 ft²

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(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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