

HOUSECLUB
ESTATE AGENCY

18 Derwent Road, Lancaster, LA1 3ES

£425,000









Inside The Home

An impressive four bedroom detached family home, offering generous and versatile accommodation, a large garage, wrap-around garden and far-reaching views towards the Lake District National Park and Morecambe Bay.

The property provides excellent living space, comprising two large reception rooms with a separate Living and Dining room perfect for entertaining or providing well needed family living. A generous kitchen and convenient ground floor WC add the charm of this impressive home, with a new Kitchen installed in April 2022, creating a practical and welcoming space. Fitted with a range of wall and base units, with complementary worktops over and a range of appliances which include a four ring induction hob, with an extractor above and a oven below, a dishwasher and space for a fridge freezer.

To the first floor, four well-proportioned bedrooms can be found, including a principal bedroom which benefits from fitted wardrobes, added in January 2022, together with an en-suite shower room installed in October 2022. There is also a separate family bathroom, which was replaced and reconfigured in October 2022 to incorporate a bath, something the property had previously lacked, along with a large loft room located on the second floor, providing useful additional space, ideal for those who work from home, have hobbies or simply a child's playroom.

Further improvements include the installation of new front and rear doors in October 2021, adding to the property's overall presentation and security.

Having undergone a programme of thoughtful improvements in recent years, this spacious detached home combines generous accommodation with modern upgrades, with an enviable outlook towards the Lake District National Park and Morecambe Bay. It offers an excellent opportunity for families seeking a substantial home in a convenient setting.

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

Externally, the property benefits from a larger than expected wrap-around garden, providing plenty of space for outdoor entertaining, family activities or simply enjoying the superb surrounding views. A large garage offers excellent storage and parking facilities, with a new Worcester boiler fitted in February 2022, relocated to the utility area situated within the garage.

Services

The property is fitted with a modern gas central heating boiler installed in 2022, and has mains electric, mains gas, mains water and mains drainage.

Tenure

The property is Freehold. Title number: LAN158726.

Council Tax Band

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.

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





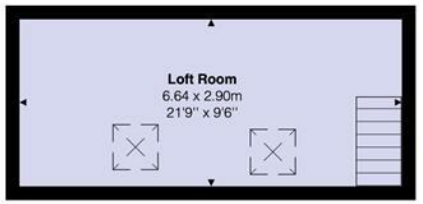




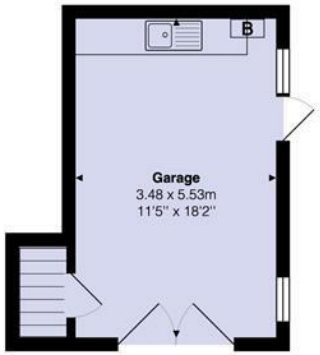


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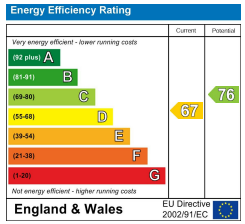








Total Area: 174.2 m² ... 1875 ft²



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Email: info@houseclub.co.uk
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