

HOUSECLUB
ESTATE AGENCY

30 Arden Close, Slyne, Lancaster, LA2 6JN

£90,000









Inside The Home

The welcoming entrance hallway provides access to two useful storage cupboards, with the larger cupboard housing the Baxi central heating boiler which was installed in 2020 and has been serviced annually. The accommodation flows seamlessly through to the principal living spaces, which have been exceptionally well maintained and presented with care. The bright and inviting living room features an attractive fireplace with an electric flame-effect fire, creating a charming focal point, together with a double-glazed window overlooking the front aspect. The generous double bedroom is beautifully presented and benefits from a comprehensive range of fitted wardrobes and matching bedroom furniture, providing excellent storage and a cohesive finish. A double-glazed window overlooks the rear aspect. The contemporary shower room has been finished to an excellent standard and comprises a corner shower cubicle, low-flush WC and stylish vanity unit with wash hand basin. Tiled walls and flooring provide a clean, modern finish, complemented by a heated towel rail and rear-facing double-glazed window. The modern fitted kitchen is particularly well appointed, featuring a range of attractive wall and base-mounted units with integrated appliances including a four-ring ceramic hob, fan oven, microwave, fridge freezer and dishwasher. There is also plumbing for a washing machine, together with a sink and drainer unit. A uPVC door provides convenient direct access to the rear gardens and drying area, with a rear-facing double-glazed window providing additional natural light.

The apartment is presented in truly immaculate condition throughout, offering a turn-key opportunity for the new owner to simply mo

Let's Take A Closer Look At The Area

Situated in the historic village of Slyne, neighbouring villages such as Bolton Le Sands and Hest Bank which hug the shores of Morecambe Bay. With a plethora of local amenities located in this vibrant village which include excellent public transport, a handy convenience shop, a busy community hall and eateries such as two well known pubs and a tea room. With access to the M6 motorway via junction 35, and the excellent Bay Gateway, this property is perfectly placed for commuters, with the market town of Carnforth providing access to a train station linking you to the West Coast Mainline.

Let's Step Outside

To the front of the property, a car park can be found founding parking for Arden place on a first come, first serve basis. Well maintained communal gardens can be found, providing the ideal place to sit out with a cuppa on a warm summers day. There is also plenty of space for drying garments and simply enjoying being a quiet community of likeminded individuals.

Services

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

Tenure

The property is Leasehold. Title number: LA593645. The leasehold term is for 125 years with 84 years remaining. The ground rent is £35 annually and the service charges are made in writing to the vendor prior to each year - approximately £80 per month.

Council Tax Band

This home is Band B 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



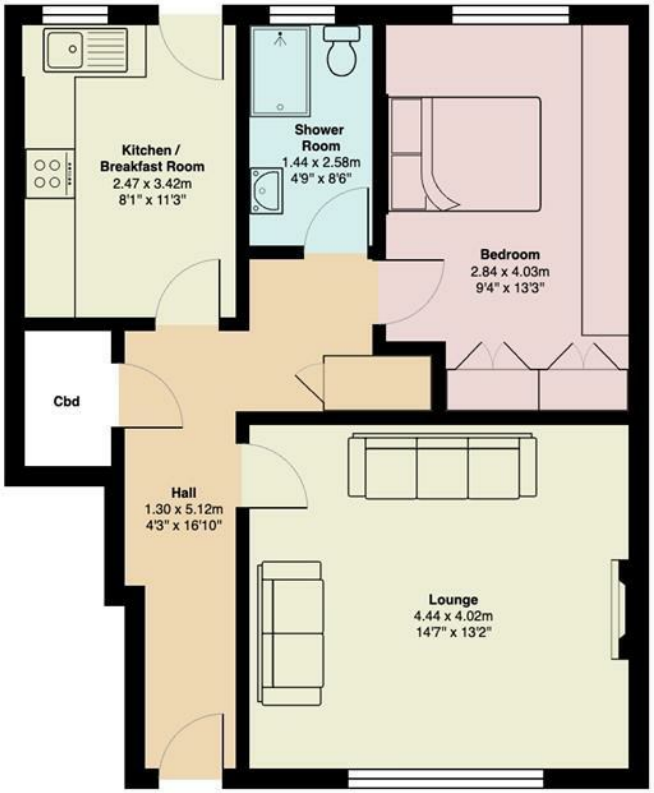


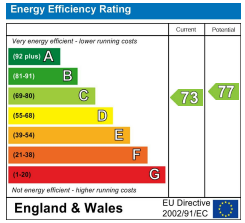






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