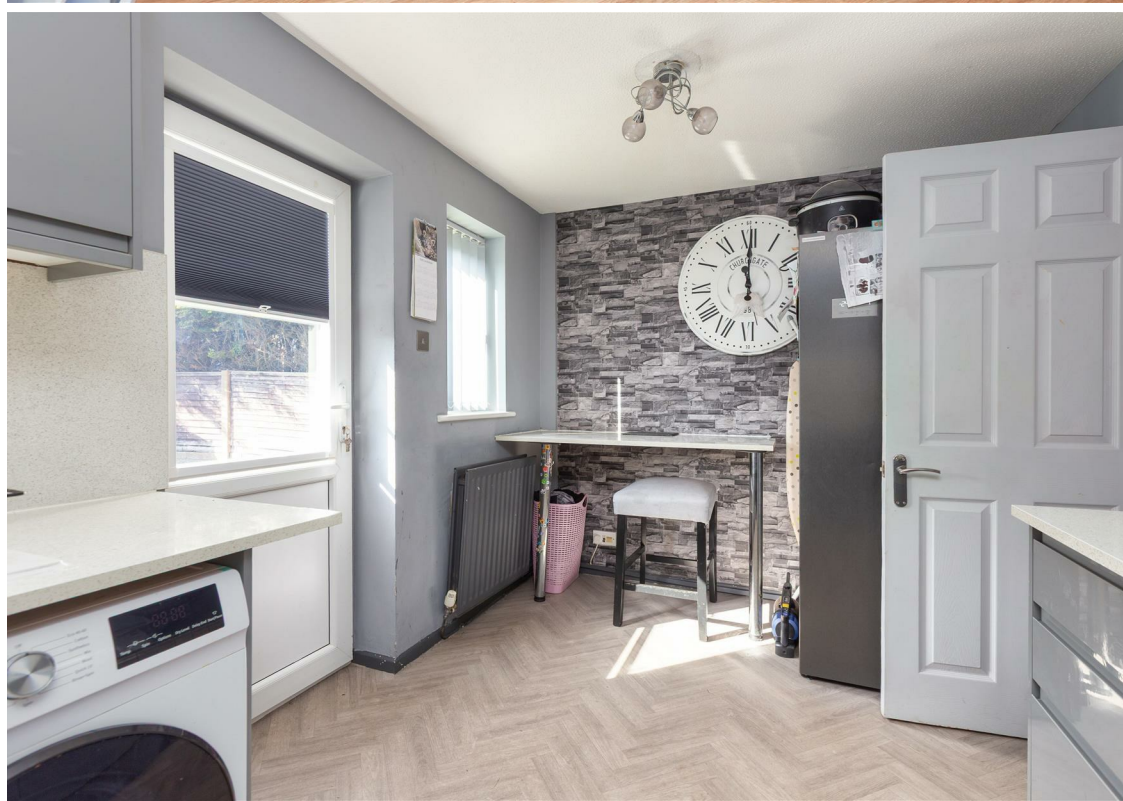






### Inside The Home

Located at the head of the cul-de-sac in a discreet position, you enter this home via a UPVC double glazed door which leads into a welcoming Hall. There is a handy ground floor WC, and access into a spacious Living Room, with exceptional storage located beneath the stairs. With access to a beautifully presented Breakfast Kitchen, with a useful breakfast bar and access to a large, secured rear garden.

To the first floor, three generous bedrooms can be found, as well as a modern three piece bathroom and access to a handy loft space.

### Let's Take A Closer Look At The Area

Located centrally between Heaton-With-Oxcliffe and Westgate, this fantastic family home has a plethora of local shops including a supermarket, convenience shops as well as a local public house and eateries all within walking distance. With well regarded primary and secondary schools close by, this home caters for the whole family, with the Bay Gateway a 5 minute drive away, commuters can be on the M6 within approximately 15 minutes.

### Let's Step Outside

To the front of the property, a paved driveway can be found providing off road parking for a car. This leads to a single garage located to the left hand side of the pair which has light and power. Leading on, a low maintenance laid to lawn garden can be found, with a paved pathway leading to the front and side of the property. A secure wooden gate provides access to a large rear garden, again laid to lawn, providing the perfect backdrop for allowing little ones to run and play in a safe and secure environment. With a paved patio area located to the rear of the garden, why not enjoy alfresco dining or simply sitting out and enjoying a warm summers day.

### 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 Leasehold. Title Number: LA690647. Held on a balance of 999 years from the 1st September 1989 with a ground rent of approximately £65.00 Per Annum. This covers

maintenance of the communal areas and street lighting, to name a few.

### Council Tax

This home is Band C under Lancaster City Council.

### Viewings

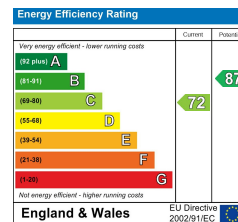
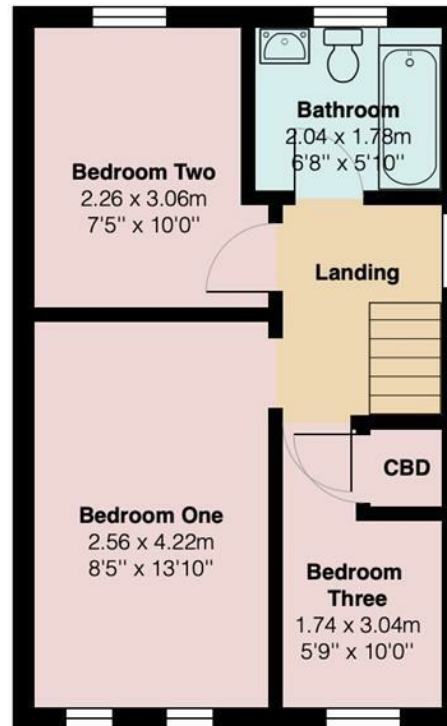
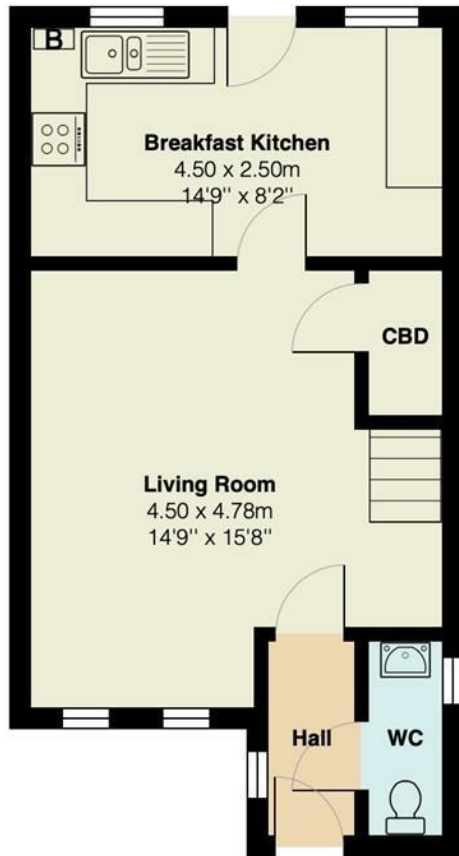
Strictly by appointment via Houseclub Estate Agency.

### Energy Performance Certificate

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







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