

HOUSECLUB
ESTATE AGENCY

8 Clougha Avenue, Lancaster, LA1 3JG

£370,000









Inside The Home

A beautifully renovated three-bedroom home, thoughtfully finished throughout and offering stylish, versatile accommodation ideal for modern family living. Upon entering, a double-glazed door opens into a bright, windowed porch, with a further door leading into the welcoming entrance hallway of the property. To the right, the hallway leads into the spacious and light-filled lounge, featuring an attractive focal-point fireplace with an empty surround, offering an excellent opportunity to add your own decorative touch. Double doors open directly into the impressive rear extension, creating a wonderful sense of flow between the living spaces. The rear extension is undoubtedly one of the home's standout features, providing a beautifully appointed open-plan kitchen and living space. A striking modern skylight floods the room with natural light, while the contemporary kitchen offers a stylish and practical setting alongside a dedicated dining area. This versatile space is perfectly suited to family life, entertaining guests or creating a generous play and relaxation area. Double doors open from the extension directly onto the garden, complemented by an additional door providing further access, making the space particularly practical for indoor-outdoor living during the warmer months.

To the first floor, the attractive presentation continues, with beautifully panelled walls enhancing the staircase and landing. There are two well-proportioned double bedrooms and a further single bedroom, all tastefully decorated with a fresh, modern feel. The stylish family bathroom is a real highlight, featuring a luxurious freestanding bath alongside a separate shower enclosure. Blue and white tiling complements the contemporary design, creating a fresh and inviting space.

Further practical features include a separate utility room, providing dedicated space for white goods, while the loft benefits from boarding and convenient drop-down ladders, offering useful additional storage.

Having undergone a comprehensive renovation, this is a genuine turnkey property, combining contemporary style with versatile accommodation and practical family living. An excellent choice for families and professionals alike, with little left to do other than move in and enjoy.

Let's Take A Closer Look At The Area

Located on Clougha Avenue, the home is near to the iconic Williamson Park, this home is furnished with a plethora of local and national shops, eateries and pubs, as well as handy access to local landmarks such as the historic Lancaster Canal. Dentists and doctors surgeries can be found, as well as easy access onto the M6 Motorway and the West Coast Mainline Train Station of Lancaster, providing excellent access further a field. With well regarded primary and secondary schools close by including the local Grammar Schools, two universities and simply access to the Royal Lancaster Infirmary, this home caters for all.

Let's Step Outside

Externally, the property continues to impress with a recently completed resin driveway providing off-road parking for at least two vehicles, alongside a garage benefiting from a new roof and offering excellent additional storage space. The rear garden provides a fantastic setting for family life, with a combination of lawn, wooden decking, established trees and planted borders, creating a pleasant and versatile outdoor space. Fencing provides a good degree of privacy, while a greenhouse offers the perfect opportunity for those with green fingers to grow their own fruit and vegetables. The garden is well suited to a variety of uses, whether that's children playing, outdoor entertaining or simply relaxing and enjoying the space. A practical and attractive garden that complements the home's family-friendly credentials.

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 Freehold. Title number: LAN273372

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





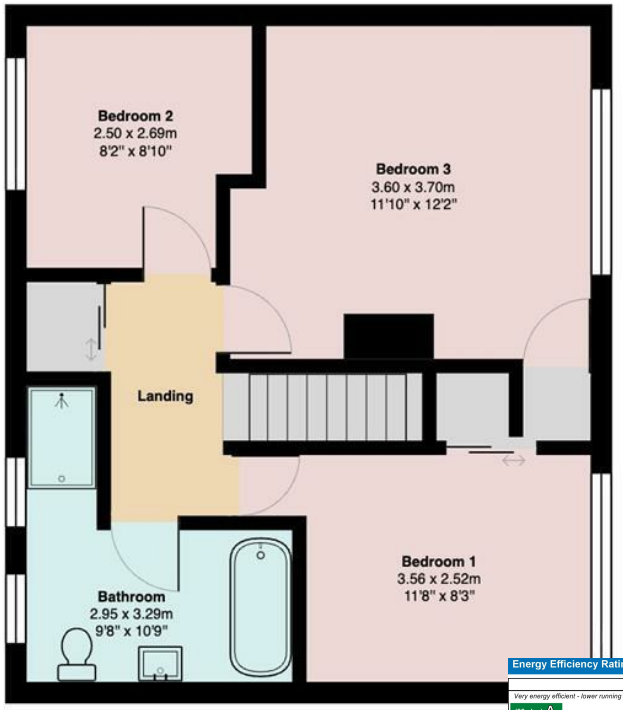


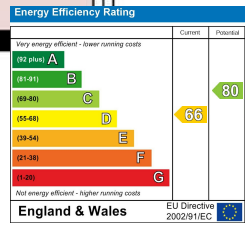




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