

Inside The Home

Entered via a UPVC double glazed door, this leads into a bright and bright Entrance Hall with a handy built-in cupboard and access to a fitted Kitchen. With a range of appliances including a four ring hob, with an extractor hood above and a double oven below, with plumbing for dishwasher, plumbing for a washing machine and space for a fridge freezer .

Proceeding through the home you lead into a bright and spacious Living Room with feature wood effect flooring and a UPVC double glazed French doors providing access to a large and spacious Conservatory, overlooking the rear garden. A feature spiral staircase provides access to the First Floor where two double Bedrooms can be found with incredible views from the second Bedroom towards the Forest of Bowland. A three-piece modern fitted bathroom suite completes the first floor.

This incredible home provides purchasers with a modern home, in a quiet yet well connected area. Perfect for first timers and young families, don't miss out on a wonderful opportunity.

Let's Take A Closer Look At The Area

Located in the picturesque village of Overton, this beautiful area houses historic buildings such as St. Helen's Church, which is claimed to be oldest church in Lancashire and is listed in the Domesday Book. The village itself offers a range of local amenities, including a local primary school with access to the secondary schools close by, as well as public houses, and a vibrant village hall. Supermarkets are within easy reach as are local shops in neighbouring villages. Surrounded by a plethora of stunning coastal walks including Sunderland Point and Heysham Head, views towards the Isle of Man and the Lake District National Park can be enjoyed. For those who commute, access to the Bay Gateway and junction 34 of the M6 motorway can be accessed within 10 minutes and there are regular bus services providing access to local and further afield.

Let's Step Outside

To the front of the property a laid to lawn garden can be found, with off-road parking for approximately two cars. To the rear, a

larger laid to lawn garden can be found with secure wooden fencing and a handy patio area, perfect alfresco dining on a warm summers day.

Services

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

Tenure

The property is Freehold. Title number:

Council Tax

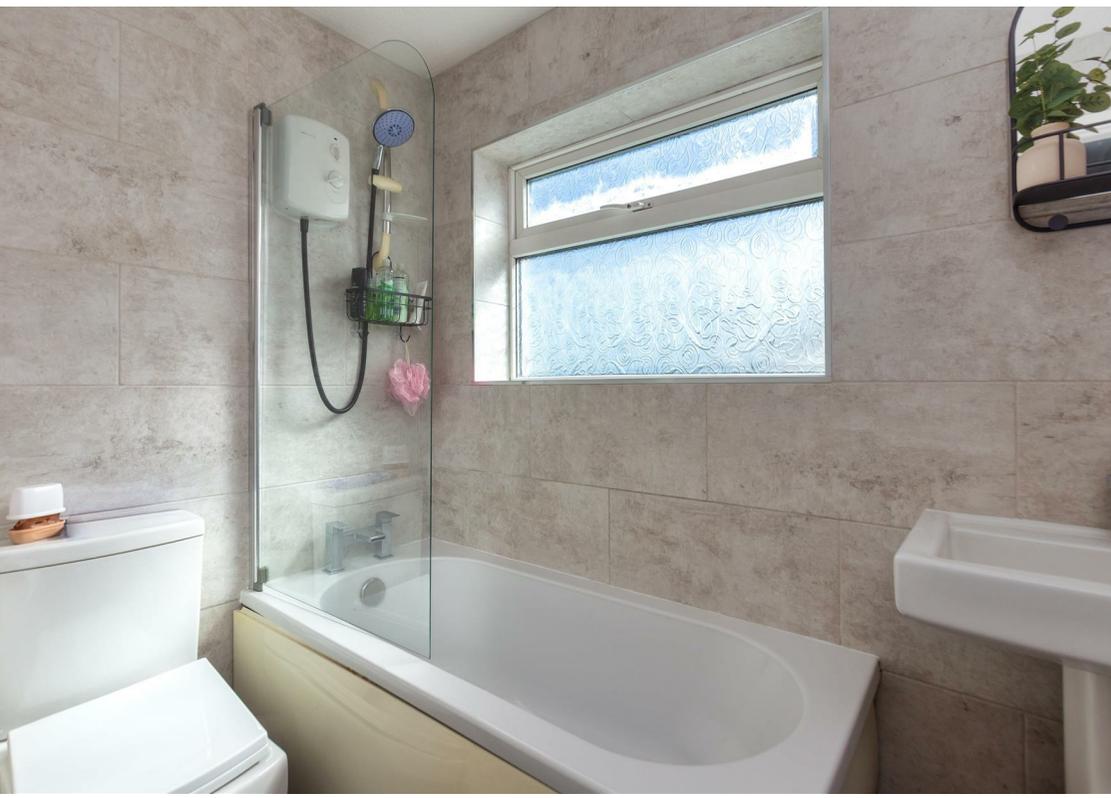
This home is Band A under Lancaster City Council.

Viewings

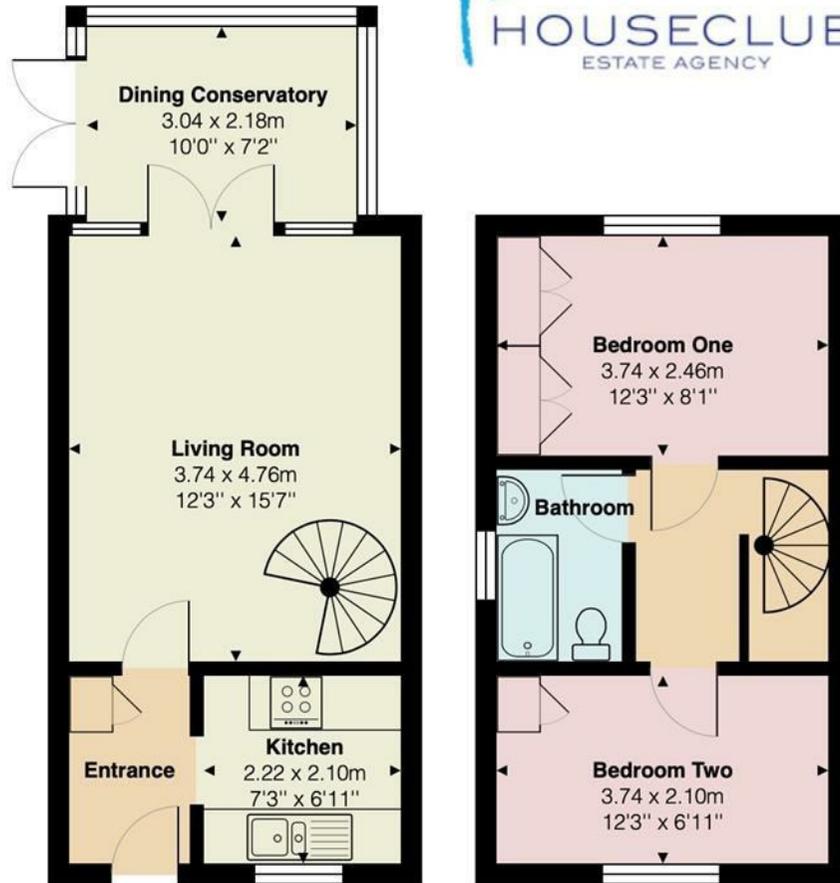
Strictly by appointment via Houseclub Estate Agency.

Energy Performance Certificate

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







Total Area: 52.5 m² ... 565 ft² (excluding conservatory)

Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	

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